

89-08-27-220-326.000-016

CRUTCHER, DAVID D & DUSTIN

26 N LINCOLN DR

510, 1 Family Dwell - Platted Lot

JACKSON-194096 (019)/19

General Information

Parcel Number 89-08-27-220-326.000-016
Local Parcel Number 24-27-220-326.000-19

Ownership

CRUTCHER, DAVID D & DUSTIN D C
JTWROS
12049 ARBOR LAKE DR
JACKSONVILLE, FL 32225

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 06/17/2015 and 01/01/1900.

Notes

11/9/2023 Misc: 2024 GENERAL REVAL

Tax ID: 019-00188-00

Legal

E R N R NW DIV BLK 29

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 016 (Local 019) CAMBRIDGE CITY TOWN
School Corp 8355 WESTERN WAYNE
Neighborhood 194096-019 JACKSON-194096 (019)
Section/Plat 2427220
Location Address (1) 26 N LINCOLN DR CAMBRIDGE CITY, IN 47327

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Row shows values for F, F, 54, 54x96, 0.98, \$196, \$192, \$10,368, 0%, 1.0000, 100.00, 0.00, 0.00, \$10,370.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 10/27/2023 js

Appraiser 11/09/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.12), Actual Frontage (54), Developer Discount, Parcel Acreage (0.12), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.12), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$10,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 890 sqft
Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	64	\$7,800
Porch, Open Frame	140	\$8,300

Plumbing

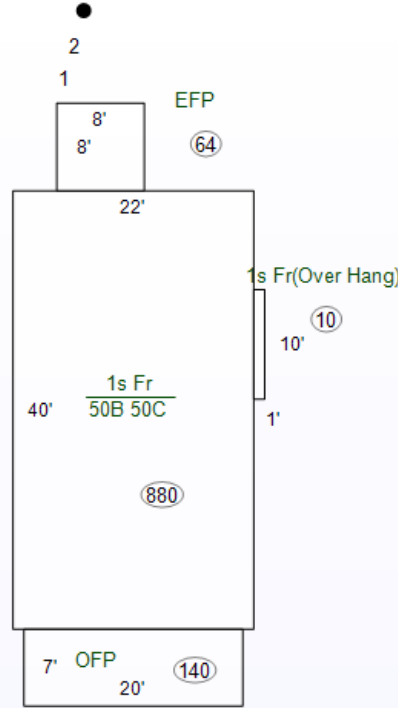
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	890	890	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	440	0	\$22,800	
Crawl	440	0	\$5,400	
Slab				

Total Base \$125,100

Adjustments 1 Row Type Adj. x 1.00 \$125,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:890	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$129,500

Sub-Total, 1 Units

Exterior Features (+) \$16,100 \$145,600

Garages (+) 0 sqft \$0 \$145,600

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$105,196

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	D+1	1934	1934	91	A			0.85		1,330 sqft	\$105,196	50%	\$52,600	0%	100%	1.010	1.000	100.00	0.00	0.00	\$53,100
2: Detached Garage/Boat H	1	Wood Fr	C	1934	1934	91	A		\$55.64	0.85	\$47.29	14'x20'	\$13,242	45%	\$7,280	0%	100%	1.010	1.000	100.00	0.00	0.00	\$7,400