

89-08-27-320-208.001-016

CALLAHAN, FLETCHER & VERN

410 S WALNUT ST

540, Mobile or Manufactured Home - Pla

JACKSON-224997 (019)/22

1/2

General Information

Parcel Number 89-08-27-320-208.001-016

Local Parcel Number 24-27-320-208.018-19

Tax ID: 019-01127-01

Routing Number

Property Class 540 Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 016 (Local 019) CAMBRIDGE CITY TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 224997-019 JACKSON-224997 (019)

Section/Plat 2427320

Location Address (1) 410 S WALNUT ST CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

CALLAHAN, FLETCHER & VERNA J 410 S WALNUT ST CAMBRIDGE CITY, IN 47327

Legal

PT SW SEC 27-16-12 0.321A



Transfer of Ownership

Date 01/01/1900 Owner CALLAHAN, FLETCH Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/13/2023 Misc: 2024 GENERAL REVALUATION 3/5/2020 Misc: 2020: REMOVE OBSOL PER BH 8/9/2019 Misc: 2020 GENERAL REVAL: REMOVE SHED AND POOL AND ENLARGE WDDK PER F/C 6/13/19

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$11,000, \$96,600, \$121,900, etc.).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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.

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

Data Source External Only

Collector 11/17/2023 js

Appraiser 12/13/2023 Nexus

Total Value \$11,000

**General Information**

Occupancy	Single-Family
Description	MH W / C
Story Height	1
Style	N/A
Finished Area	1344 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Wood Deck	128	\$3,300
Canopy, Shed Type	128	\$1,100
Wood Deck	312	\$6,300

**Plumbing**

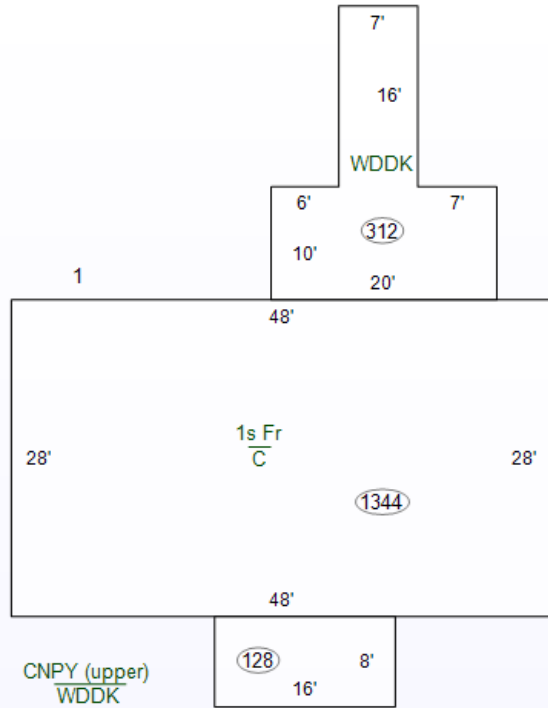
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1344	1344	\$126,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1344	0	\$8,900	
Slab				

	Total Base	Value
	\$135,600	
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$135,600</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1344	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$142,400</b>
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$10,700	\$153,100
Garages (+) 0 sqft	\$0	\$153,100
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$104,108</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff 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: MH W / C	1	Wood Fr	D	1996	1996	29	A		0.85		1,344 sqft	\$104,108	28%	\$74,960	0%	100%	1.180	1.000	100.00	0.00	0.00	\$88,500
2: Detached Garage/Boat H	1	Wood Fr	C	2000	2000	25	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	22%	\$19,010	0%	100%	1.180	1.000	100.00	0.00	0.00	\$22,400