

General Information

Parcel Number
89-08-28-200-201.003-015

Local Parcel Number
24-28-200-201.030-10

Tax ID:
010-00112-03

Routing Number

Property Class 100
Vacant Land

Year: 2025

Location Information

County
WAYNE

Township
JACKSON TOWNSHIP

District 015 (Local 010)
JACKSON TOWNSHIP

School Corp 8355
WESTERN WAYNE

Neighborhood 224997-010
JACKSON-224997 (010)

Section/Plat
2428200

Location Address (1)
W DELAWARE ST
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2028

Ownership

DUNGAN, EDWIN D & WAUNALEA
PO BOX 307
CAMBRIDGE CITY, IN 47327

Legal

PT NE SEC 28-16-12 36.275A



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/13/2022	DUNGAN, EDWIN D &	2022003166	WD	/	\$250,000	I
05/02/2011	HEARTLAND HILLS F	2011003134	WD	/	\$139,659	I
01/01/1900	CANADY, BRIAN S &	2011003134	WD	/	\$139,659	I

Notes

10/18/2023 CYCLICAL: 2024 GENERAL REVALUATION
8/28/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C
10/27/2008 : 2006: MEMO LAND SPLIT FROM HAWKINS, HENRY, 10-19-2005

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$40,500	Land	\$40,500	\$45,700	\$43,500	\$36,300	\$28,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$40,500	Land Non Res (2)	\$40,500	\$45,700	\$43,500	\$36,300	\$28,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$40,500	Total	\$40,500	\$45,700	\$43,500	\$36,300	\$28,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$40,500	Total Non Res (2)	\$40,500	\$45,700	\$43,500	\$36,300	\$28,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
4	A	CRA	0	0.750000	1.02	\$2,120	\$2,162	\$1,622	0%	1.0000	0.00	100.00	0.00	\$1,620
4	A	CRB	0	6.060000	0.89	\$2,120	\$1,887	\$11,435	0%	1.0000	0.00	100.00	0.00	\$11,440
4	A	LBB2	0	13.930000	0.64	\$2,120	\$1,357	\$18,903	0%	1.0000	0.00	100.00	0.00	\$18,900
4	A	LCD3	0	3.120000	0.50	\$2,120	\$1,060	\$3,307	0%	1.0000	0.00	100.00	0.00	\$3,310
5	A	CRB	0	0.660000	0.89	\$2,120	\$1,887	\$1,245	-60%	1.0000	0.00	100.00	0.00	\$500
5	A	LBB2	0	3.260000	0.64	\$2,120	\$1,357	\$4,424	-60%	1.0000	0.00	100.00	0.00	\$1,770
5	A	LCD3	0	6.190000	0.50	\$2,120	\$1,060	\$6,561	-60%	1.0000	0.00	100.00	0.00	\$2,620
6	A	LBB2	0	0.220000	0.64	\$2,120	\$1,357	\$299	-80%	1.0000	0.00	100.00	0.00	\$60
6	A	LCD3	0	1.290000	0.50	\$2,120	\$1,060	\$1,367	-80%	1.0000	0.00	100.00	0.00	\$270
82	A		0	0.795000	1.00	\$2,120	\$2,120	\$1,685	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	36.28
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	36.28
81 Legal Drain NV	0.00
82 Public Roads NV	0.79
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	35.48
Farmland Value	\$40,490
Measured Acreage	35.48
Avg Farmland Value/Acre	1141
Value of Farmland	\$40,480
Classified Total	\$0
Farm / Classified Value	\$40,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$40,500
CAP 3 Value	\$0
Total Value	\$40,500

