General Information

Parcel Number
89-08-28-300-318.000-015

Local Parcel Number
24-28-300-318.000-10

Tax ID:
010-00608-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

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
2428300

Location Address (1)
17262 HUNNICUT RD
CAMBRIDGE CITY, IN 47327

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2024

Ownership

SHERWOOD, CHARLES E & CAROLY
17262 HUNNICUT RD
CAMBRIDGE CITY, IN 47327

Legal

PT SW SEC 28-16-12 0.49A, 0.46A & 0.19A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	SHERWOOD, CHARL		CO	/	$0	I

Notes

9/16/2019 Misc: 2020 GENERAL REVAL: ADD MSTP PER F/C 06-28-2019

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$15,000	**Land**	**$15,000**	**$14,800**	**$14,800**	**$14,800**	**$14,800**
$15,000	Land Res (1)	$15,000	$14,800	$14,800	$14,800	$14,800
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$152,400	**Improvement**	**$152,400**	**$150,800**	**$137,700**	**$135,400**	**$128,000**
$131,200	Imp Res (1)	$131,200	$129,400	$118,400	$116,400	$109,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$21,200	Imp Non Res (3)	$21,200	$21,400	$19,300	$19,000	$18,200
$167,400	**Total**	**$167,400**	**$165,600**	**$152,500**	**$150,200**	**$142,800**
$146,200	Total Res (1)	$146,200	$144,200	$133,200	$131,200	$124,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$21,200	Total Non Res (3)	$21,200	$21,400	$19,300	$19,000	$18,200

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. %	Res Elig %	Market Factor	Value
9	A		0	0.930000	1.06	$15,200	$16,112	$14,984	0%	100%	1.0000	$14,980
82	A	GE	0	0.210000	1.02	$1,900	$1,938	$407	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	1.14
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.14
81 Legal Drain NV	0.00
82 Public Roads NV	0.21
83 UT Towers NV	0.00
9 Homesite	0.93
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$15,000
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$15,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$15,000**

Data Source External Only **Collector** 06/28/2019 Gavin Wicks **Appraiser** 09/16/2019 sm

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1542 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

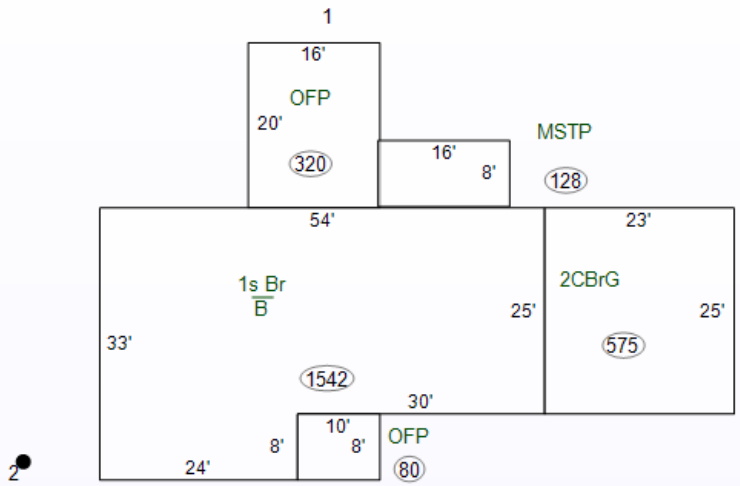
Hot Water or Steam

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	320	$10,900
Porch, Open Frame	80	$4,100
Stoop, Masonry	128	$2,700



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1542	1542	$114,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1542	0	$34,900	
Crawl					
Slab					
			Total Base		$149,600
Adjustments			**1 Row Type Adj. x 1.00**		$149,600
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)				2:700	$5,900
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$4,500
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $800	$2,400
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$162,400
			Sub-Total, 1 Units		
Exterior Features (+)				$17,700	$180,100
Garages (+) 575 sqft				$19,400	$199,500
			Quality and Design Factor (Grade)		1.05
			Location Multiplier		0.87
			Replacement Cost		$182,243

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Brick	C+1	1967	1967	56	A		0.87		3,084 sqft	$182,243	40%	$109,350	0%	100%	1.200	1.0000	$131,200
2: Detached Garage/Boat	0%	1	Brick	C	1992	1992	31	A	$35.65	0.87	$31.02	24'x32'	$23,820	26%	$17,630	0%	100%	1.200	1.0000	$21,200

Total all pages $152,400 **Total this page** $152,400