

89-08-28-300-318.000-015

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: 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
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 Friday, May 16, 2025

Review Group 2028

SHERWOOD, CHARLES E & CA

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



17262 HUNNICUT RD

Transfer of Ownership

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

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-224997 (010)/22 1/2

Notes

1/11/2024 Misc: 2024 GENERAL REVALUATION
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)

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	☒	☐	☐	☐	☐
\$18,900	Land	\$18,900	\$18,900	\$16,500	\$15,000	\$14,800
\$18,900	Land Res (1)	\$18,900	\$18,900	\$16,500	\$15,000	\$14,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$192,300	Improvement	\$192,300	\$192,300	\$167,600	\$152,400	\$150,800
\$192,300	Imp Res (1)	\$192,300	\$192,300	\$167,600	\$131,200	\$129,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$21,200	\$21,400
\$211,200	Total	\$211,200	\$211,200	\$184,100	\$167,400	\$165,600
\$211,200	Total Res (1)	\$211,200	\$211,200	\$184,100	\$146,200	\$144,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$21,200	\$21,400

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
9	A		0	0.930000	1.06	\$19,200	\$20,352	\$18,927	0%	1.0000	100.00	0.00	0.00	\$18,930
82	A	GE	0	0.210000	1.02	\$2,120	\$2,162	\$454	-100%	1.0000	0.00	100.00	0.00	\$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 / Classified Value	\$0
Homesite(s) Value	\$18,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,900

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1542 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total48

Accommodations

Bedrooms3

Living Rooms1

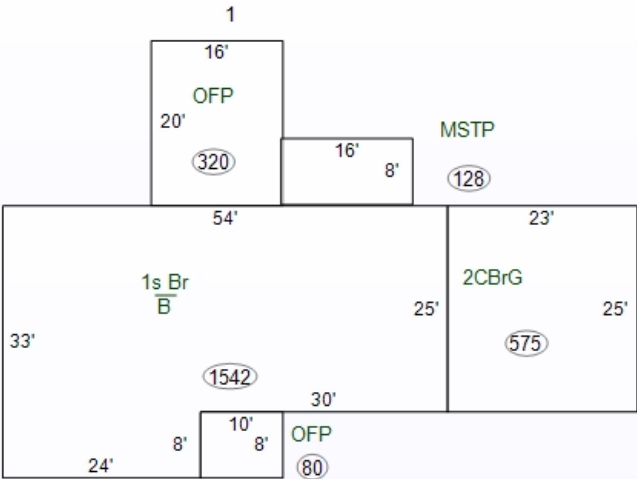
Dining Rooms1

Family Rooms1

Total Rooms7

Heat Type

Hot Water or Steam



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1542	1542	\$151,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1542	0	\$46,100	
Crawl					
Slab					
		Total Base			\$197,700
Adjustments		1 Row Type Adj. x 1.00			\$197,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)		2:700			\$7,600
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			\$212,200
		Sub-Total, 1 Units			
Exterior Features (+)		\$23,400			\$235,600
Garages (+) 575 sqft		\$25,800			\$261,400
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.85
		Replacement Cost			\$233,300

Specialty Plumbing		
Description	Count	Value

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: Residential Dwelling	1	Brick	C+1	1967	1967	58	A		0.85		3,084 sqft	\$233,300	40%	\$139,980	0%	100%	1.180	1.000	100.00	0.00	0.00	\$165,200
2: Detached Garage/Boat H	1	Brick	C	1992	1992	33	A	\$47.62	0.85	\$40.48	24'x32'	\$31,086	26%	\$23,000	0%	100%	1.180	1.000	100.00	0.00	0.00	\$27,100