

89-08-29-140-404.000-017

MONTGOMERY, RYAN W

2543 W CUMBERLAND ST

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-194087 (021)/19

1/2

General Information

Parcel Number 89-08-29-140-404.000-017
Local Parcel Number 24-29-140-404.000-21

Tax ID: 021-00295-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 017 (Local 021) DUBLIN TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 194087-021 JACKSON-194087 (021)

Section/Plat 2429140

Location Address (1) 2543 W CUMBERLAND ST DUBLIN, IN 47335

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

Ownership

MONTGOMERY, RYAN W
2543 W CUMBERLAND ST
DUBLIN, IN 47335

Legal

PT NW 29-16-12 61 1/2' X 8 RDS PT NW 29-16-12 0.47A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/02/2016 to 01/01/1900.

Notes

12/28/2023 Misc: 2024 GENERAL REVALUATION
4/14/2021 Misc: 2021: CORRECT REAR LOT SIZE



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Rows include F and R land types.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.68), Actual Frontage (61), Developer Discount, Parcel Acreage (0.68), 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 (0.68), 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 (\$14,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,600).

Data Source External Only

Collector 11/30/2023 js

Appraiser 12/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1750 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
Stoop, Masonry	112	\$3,200
Canopy, Shed Type	112	\$900

Plumbing

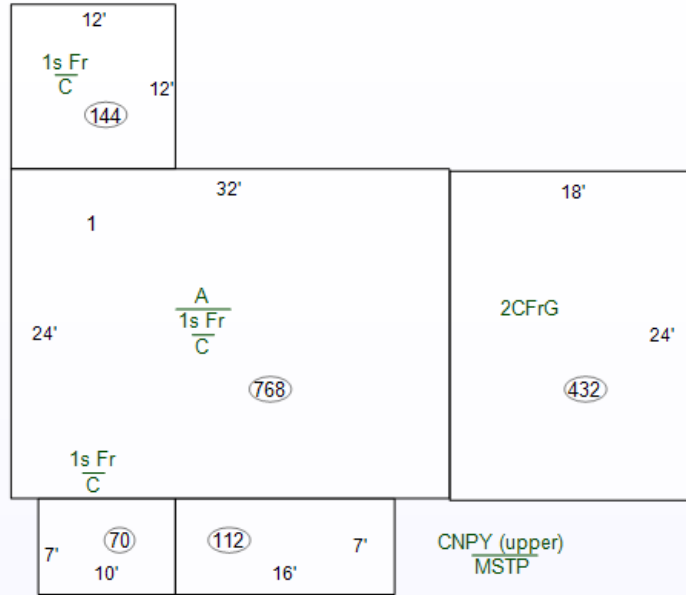
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	982	982	\$103,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	768	768	\$19,400	
Bsmt				
Crawl	982	0	\$7,500	
Slab				

Total Base \$130,100

Adjustments 1 Row Type Adj. x 1.00 \$130,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:982 A:768 \$4,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$134,600

Sub-Total, 1 Units

Exterior Features (+)	\$4,100	\$138,700
Garages (+) 432 sqft	\$18,900	\$157,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$113,866

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	1940	1940	85	A			0.85		1,750 sqft	\$113,866	50%	\$56,930	0%	100%	1.110	1.000	100.00	0.00	0.00	\$63,200