General Information

Parcel Number
89-08-29-140-407.000-017

Local Parcel Number
24-29-140-407.008-21

Tax ID:
021-00338-00

Routing Number

Property Class 541
Mobile or Manufactured Home - Un

Year: 2023

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)
106 S CENTER ST
DUBLIN, IN 47335

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

PITCHER, DAVID & DEBRA K
PO BOX 545
DUBLIN, IN 47335

Legal

PT NW SEC 29-16-12 50 X 150 FT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	PITCHER, DAVID & D		CO	/	$0	I

Notes

12/4/2019 Misc: 2020- ADDED DET GAR PER F/C

8/14/2019 Misc: 2020 GENERAL REVAL: ADJUSTED SQ FOOTAGE MOHO, ADDED OFP, CSSHD PER F/C 06-11-2019

8/7/2019 Misc: 2020: APPLY OBSOL PER MOHO OBSOL POLICY 8/7/19

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	☐	☐	☐	☐	☐
$7,200	**Land**	**$7,200**	**$7,200**	**$7,200**	**$7,200**	**$7,200**
$7,200	Land Res (1)	$7,200	$7,200	$7,200	$7,200	$7,200
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$28,100	**Improvement**	**$28,100**	**$28,000**	**$25,700**	**$27,500**	**$26,000**
$13,700	Imp Res (1)	$13,700	$13,600	$12,500	$13,700	$26,000
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$14,400	Imp Non Res (3)	$14,400	$14,400	$13,200	$13,800	$0
$35,300	**Total**	**$35,300**	**$35,200**	**$32,900**	**$34,700**	**$33,200**
$20,900	Total Res (1)	$20,900	$20,800	$19,700	$20,900	$33,200
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$14,400	Total Non Res (3)	$14,400	$14,400	$13,200	$13,800	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x150	1.06	$135	$143	$7,150	0%	100%	1.0000	$7,150

Data Source External Only **Collector** 06/11/2019 tw **Appraiser** 08/14/2019 sm

Land Computations

Calculated Acreage	0.17
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.17
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	0.17
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	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$7,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$7,200**

General Information

Occupancy	Single-Family
Description	MH W / SKIRTING
Story Height	1
Style	N/A
Finished Area	924 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ 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	0
Family Rooms	0
Total Rooms	5

Heat Type

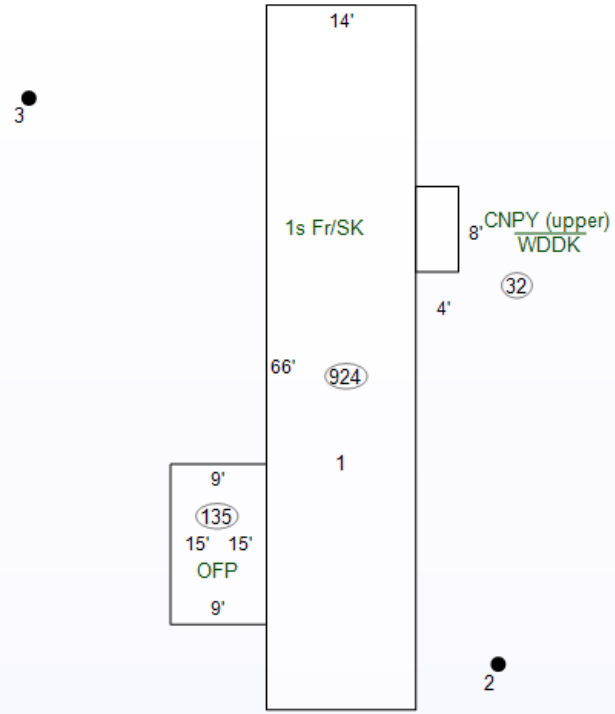
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Canopy, Shed Type	32	$300
Wood Deck	32	$1,000
Porch, Open Frame	135	$5,800



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	924	924	$75,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	$75,900
Adjustments	**1 Row Type Adj. x 1.00**	$75,900
Unfin Int (-)		$0
Ex Liv Units (+)		$0
Rec Room (+)		$0
Loft (+)		$0
Fireplace (+)		$0
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	$78,300
	Sub-Total, 1 Units	
Exterior Features (+)	$7,100	$85,400
Garages (+) 0 sqft	$0	$85,400
	Quality and Design Factor (Grade)	0.60
	Location Multiplier	0.87
	Replacement Cost	$44,579

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: MH W / SKIRTING	100%	1	Wood Frame	E+2	1980	1980	43	F		0.87		924 sqft	$44,579	45%	$24,520	50%	100%	1.120	1.0000	$13,700
2: Car Shed	0%	1		D	2015	2015	8	A	$24.16	0.87	$16.82	20'x24'	$8,071	20%	$6,460	0%	100%	1.120	1.0000	$7,200
3: Detached Garage	0%	1	Wood Frame	D	1980	1980	43	F	$33.35	0.87	$23.21	21'x24'	$11,699	45%	$6,430	0%	100%	1.120	1.0000	$7,200