

89-08-29-210-206.000-017

SHANK, DONALD H & CHERYL S

256 N JOHNSON ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (021)/19

1/2

General Information

Parcel Number 89-08-29-210-206.000-017
Local Parcel Number 24-29-210-206.000-21

Tax ID: 021-00398-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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 2429210

Location Address (1) 256 N JOHNSON ST DUBLIN, IN 47335

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

SHANK, DONALD H & CHERYL S BOX 508 DUBLIN, IN 47335

Legal

LOT 4 - 6 JF & PT NE SEC 29-16-12 0.022A

Transfer of Ownership

Date 01/01/1900 Owner SHANK, DONALD H & Doc ID Code Book/Page Adj Sale Price V/I



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 14 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

Notes

11/9/2023 Misc: 2024 GENERAL REVAUATION
8/12/2019 Misc: 2020 GENERAL REVAL: ADJUSTED SFD SQ FOOTAGE, ADDED CONCP, OFP; REMOVED UTILITY SHED, SWIMMING POOL, EFP, OFP PER F/C 06-01-2019

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 10/30/2023 js

Appraiser 11/09/2023 Nexus

Total Value \$24,000

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2572 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
Porch, Open Masonry	63	\$5,700
Patio, Concrete	136	\$1,000
Porch, Open Frame	80	\$5,300

**Plumbing**

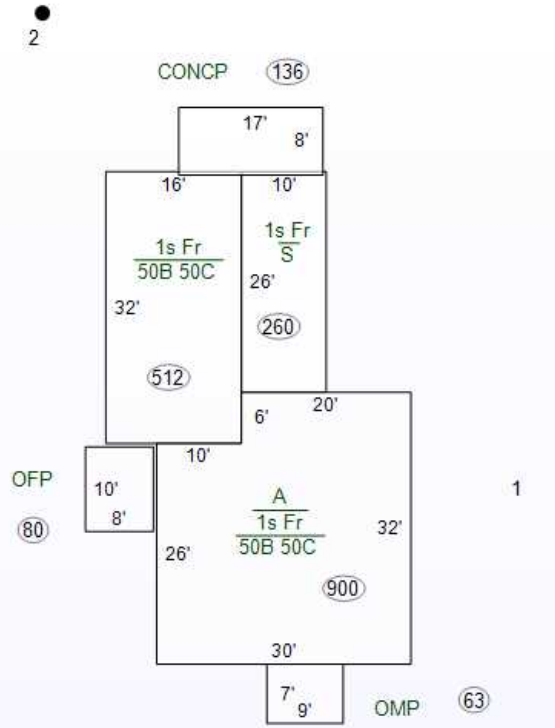
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1672	1672	\$145,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	900	900	\$21,000	
Bsmt	706	0	\$28,600	
Crawl	706	0	\$6,600	
Slab	260	0	\$0	
<b>Total Base</b>			<b>\$201,800</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	<b>\$201,800</b>
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	<b>\$201,800</b>
<b>Sub-Total, 1 Units</b>	<b>\$201,800</b>
Exterior Features (+)	\$12,000
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
<b>Replacement Cost</b>	<b>\$163,557</b>

**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	Wood Fr	D+2	1900	1900	125 A		0.85		3,278 sqft	\$163,557	50%	\$81,780	0%	100%	1.110	1.000	100.00	0.00	0.00	\$90,800
2: Type 2 Barn	1		C	1900	1900	125 F	\$42.76	0.85		24' x 32' x 14'	\$22,466	70%	\$6,740	50%	100%	1.110	1.000	0.00	0.00	100.00	\$3,700