

89-08-29-230-112.000-017

A MORGAN PROPERTIES LLC

40 N DAVIS ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (021)/19

1/2

General Information

Parcel Number 89-08-29-230-112.000-017
Local Parcel Number 24-29-230-112.000-21

Tax ID: 021-00082-00

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 2429230

Location Address (1) 40 N DAVIS 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

A MORGAN PROPERTIES LLC
5064 W US HWY 40
CENTERVILLE, IN 47330

Legal

78.3 FT S END LOT 8 BLK 7

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/23/2024 to 04/22/2014.

Notes

1/11/2024 Misc: 2024 GENERAL REVALUATION
11/16/2020 Misc: 2021 REMOVE GARAGE
7/22/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C: 6/10/19



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2025, 2024, 2023, 2022, 2021.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.14), Actual Frontage (73), Developer Discount, Parcel Acreage (0.14), 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 (0.14), 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 (\$10,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,000).

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1180 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 |
|-------------|------|---------|
| Wood Deck | 108 | \$2,800 |

Plumbing

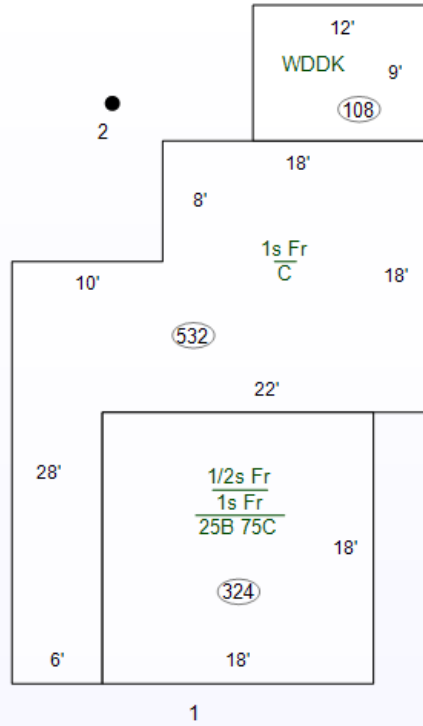
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 856 | 856 | \$92,700 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | 1Fr | 324 | 324 | \$20,000 | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 81 | 0 | \$16,400 | |
| Crawl | | 775 | 0 | \$6,700 | |
| Slab | | | | | |

| | | Total Base | \$135,800 |
|-----------------------------------|-------------------------------|------------|-----------|
| Adjustments | 1 Row Type Adj. x 1.00 | | \$135,800 |
| Unfin Int (-) | | | \$0 |
| Ex Liv Units (+) | | | \$0 |
| Rec Room (+) | | | \$0 |
| Loft (+) | | | \$0 |
| Fireplace (+) | | | \$0 |
| No Heating (-) | | | \$0 |
| A/C (+) | 1:856 1/2:324 | | \$4,800 |
| No Elec (-) | | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | | \$0 |
| Spec Plumb (+) | | | \$0 |
| Elevator (+) | | | \$0 |
| Sub-Total, One Unit | | | \$140,600 |
| Sub-Total, 1 Units | | | |
| Exterior Features (+) | | \$2,800 | \$143,400 |
| Garages (+) 0 sqft | | \$0 | \$143,400 |
| Quality and Design Factor (Grade) | | | 0.80 |
| Location Multiplier | | | 0.85 |
| Replacement Cost | | | \$97,512 |

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 1/2 | Wood Fr | D | 1900 | 1900 | 125 A | | 0.85 | | 1,261 sqft | \$97,512 | 50% | \$48,760 | 10% | 100% | 1.110 | 1.000 | 100.00 | 0.00 | 0.00 | \$48,700 |
| 2: Utility Shed | 1 | SV | D | 2010 | 2010 | 15 A | | 0.85 | | 10'x16' | | 45% | | 0% | 100% | 1.110 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |