

89-08-29-230-115.000-017

SHEPHERD, PAMELA

43 N JOHNSON ST

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-194087 (021)/19

1/2

General Information

Parcel Number 89-08-29-230-115.000-017

Local Parcel Number 24-29-230-115.000-21

Tax ID: 021-00159-00

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 2429230

Location Address (1) 43 N JOHNSON 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

SHEPHERD, PAMELA P O BOX 78 DUBLIN, IN 47335

Legal

58 1/2 X 67 FT NE 29-16-12 PT 62 FT NE 29-16-12

Transfer of Ownership

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

Notes

11/9/2023 Misc: 2024 GENERAL REVAUATION
10/8/2020 Misc: 2021 NEW CONSTRUCTION: ADD WDDK, CHANGE 2S TO 3/4 STORY, 1SF
8/12/2019 Misc: 2020 GENERAL REVAL: ADDED A/C PER F/C 06-10-2019



Res

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 15 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 2 columns: Description, Value. Includes Calculated Acreage (0.17), Actual Frontage (59), Developer Discount, Parcel Acreage (0.18), 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 (0.18), 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 10/30/2023 js

Appraiser 11/09/2023 Nexus

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 3/4
<b>Style</b>	N/A
<b>Finished Area</b>	1968 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	144	\$8,300
Wood Deck	60	\$1,700

**Plumbing**

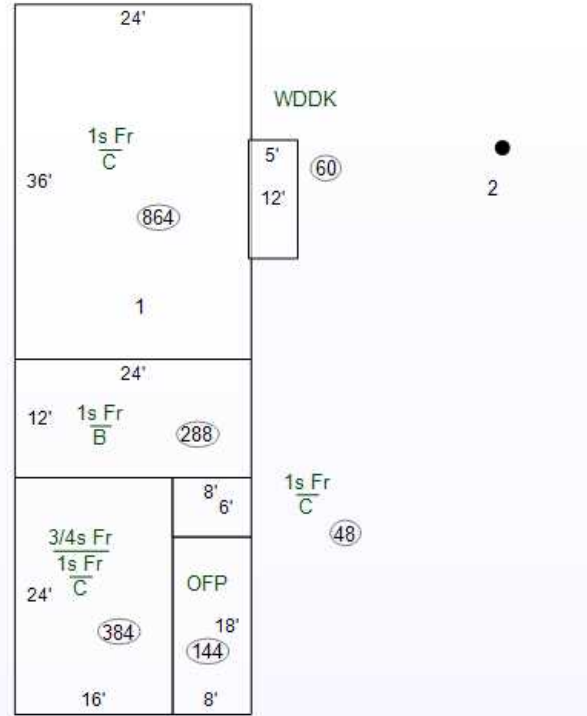
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	11

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1584	1584	\$138,900	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	384	384	\$25,300	
Attic					
Bsmt		288	0	\$19,800	
Crawl		1296	0	\$8,800	
Slab					

**Total Base** \$192,800

**Adjustments** 1 Row Type Adj. x 1.00 \$192,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1584	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$202,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,000	\$212,600
Garages (+) 0 sqft	\$0	\$212,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

**Replacement Cost** \$153,604

**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 3/4	Wood Fr	D+1	1900	1936	89 A		0.85		2,256 sqft	\$153,604	50%	\$76,800	0%	100%	1.110	1.000	100.00	0.00	0.00	\$85,200
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125 F	\$48.82	0.85	\$33.20	16'x24'	\$12,748	65%	\$4,460	0%	100%	1.110	1.000	100.00	0.00	0.00	\$5,000