

89-08-29-230-310.001-017

OVERBAY, MARLIN DEAN

2451 W MAPLE ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (021)/19

1/2

General Information

Parcel Number 89-08-29-230-310.001-017
Local Parcel Number 24-29-230-310.010-21

Tax ID: 021-00171-00

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) 2451 W MAPLE ST DUBLIN, IN 47327

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

OVERBAY, MARLIN DEAN
PO BOX 293
DUBLIN, IN 47335

Legal

LOTS 3 & 4 P & P

Transfer of Ownership

Date 01/01/1900 Owner OVERBAY, MARLIN D Doc ID CO 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

12/27/2023 Misc: 2024 GENERAL REVALUATION
12/5/2019 Misc: 2020- ADJUSTED SIZE OF WDDK PER F/C
9/9/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C 06-11-2019
2/26/2010 : 2010: REMOVE 8 X 10 WDDK PER FIELD CHECK ON 10-09-09

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 \$18,800

Data Source External Only

Collector 11/30/2023 js

Appraiser 12/27/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2300 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 Frame	90	\$6,300
Wood Deck	80	\$2,300

**Plumbing**

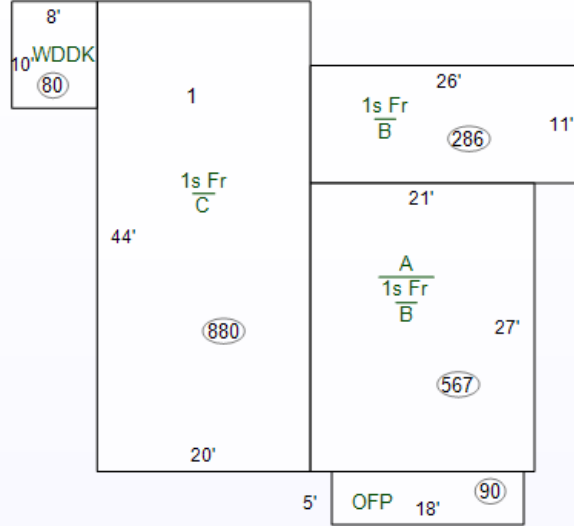
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1733	1733	\$149,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		567	567	\$15,600	
Bsmt		853	0	\$31,600	
Crawl		880	0	\$7,100	
Slab					

**Total Base** \$203,400

**Adjustments 1 Row Type Adj. x 1.00** \$203,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	A:567 1:1733 \$5,700
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$209,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,600	\$217,700
Garages (+) 0 sqft	\$0	\$217,700
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$111,027</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	E+2	1900	1954	71	A		0.85		3,153 sqft	\$111,027	50%	\$55,510	0%	100%	1.110	1.000	100.00	0.00	0.00	\$61,600
2: Type 3 Barn	1	T3AW	C	2004	2004	21	A	\$20.15	0.85		28' x 36' x 10'	\$16,205	40%	\$9,720	0%	100%	1.110	1.000	100.00	0.00	0.00	\$10,800