

89-08-29-230-416.000-017

COBY, COREY J & NASTASHA A

157 S STATE ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (021)/19

1/2

General Information

Parcel Number 89-08-29-230-416.000-017
Local Parcel Number 24-29-230-416.000-21

Tax ID: 021-00422-00

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) 157 S STATE 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

COBY, COREY J & NASTASHA A
157 S STATE ST
DUBLIN, IN 47335

Legal

LOT 4 SD 32.75 FT W END LOT 5 SD

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/12/2021 to 01/01/1900.

Notes

11/1/2023 Misc: 2024 GENERAL REVALUATION
8/9/2021 Misc: 2022 SALES REVIEW



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 valuation data for years 2022-2025.

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, 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 10/26/2023 js

Appraiser 11/01/2023 Nexus

Total Value \$12,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2016 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
Patio, Concrete	136	\$1,000
Porch, Open Frame	160	\$8,300
Wood Deck	64	\$2,300

Plumbing

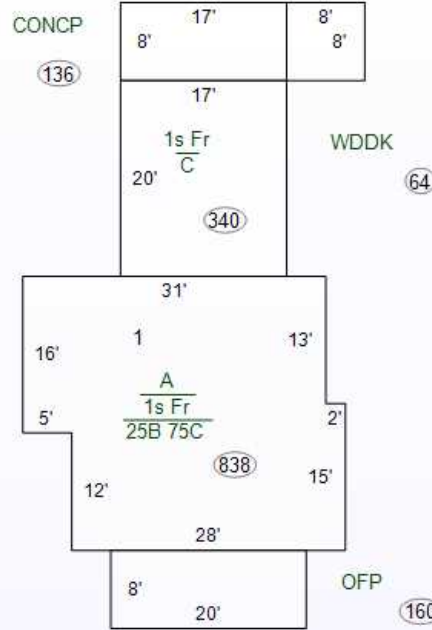
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1178	1178	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	838	838	\$20,400	
Bsmt	210	0	\$18,100	
Crawl	968	0	\$7,500	
Slab				

Total Base \$162,200

Adjustments 1 Row Type Adj. x 1.00 \$162,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1178 A:838 \$4,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$167,100

Sub-Total, 1 Units

Exterior Features (+)	\$11,600	\$178,700
Garages (+) 0 sqft	\$0	\$178,700
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost \$121,516

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	1920	1970	55	A		0.85		2,226 sqft	\$121,516	45%	\$66,830	0%	100%	1.110	1.000	100.00	0.00	0.00	\$74,200
2: Detached Garage/Boat H	1	Wood Fr	C	1975	1975	50	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	35%	\$13,310	0%	100%	1.110	1.000	100.00	0.00	0.00	\$14,800