

89-08-29-240-302.000-017

General Information

Parcel Number  
89-08-29-240-302.000-017

Local Parcel Number  
24-29-240-302.000-21

Tax ID:  
021-00016-00

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  
2429240

Location Address (1)  
159 N DAVIS ST  
DUBLIN, IN 47335

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Water, Gas, Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 29, 2025

Review Group 2028

OLIPHANT, DONNA

Ownership

OLIPHANT, DONNA  
159 N DAVIS ST  
DUBLIN, IN 47335

Legal

N 1/2 LOT 5 BLK 3 N 1/2 LOT 6 BLK 3



159 N DAVIS ST

Transfer of Ownership

| Date       | Owner             | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 03/16/2015 | OLIPHANT, DONNA   | 2015002062 | WD   | /         | \$39,900       | V   |
| 01/01/1900 | WHITTON, PAUL E & | 2015002062 | WD   | /         | \$39,900       | I   |

510, 1 Family Dwell - Platted Lot

Res

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

| 2025             | Assessment Year     | 2025                     | 2024                     | 2023                     | 2022                     | 2021                     |
|------------------|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | Reason For Change   | AA                       | AA                       | AA                       | AA                       | AA                       |
| 02/19/2025       | As Of Date          | 04/22/2025               | 04/17/2024               | 04/20/2023               | 04/22/2022               | 04/16/2021               |
| Indiana Cost Mod | Valuation Method    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000           | Equalization Factor | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  | Notice Required     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$12,300         | Land                | \$12,300                 | \$10,700                 | \$9,700                  | \$9,700                  | \$9,700                  |
| \$12,300         | Land Res (1)        | \$12,300                 | \$10,700                 | \$9,700                  | \$9,700                  | \$9,700                  |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$47,100         | Improvement         | \$47,100                 | \$41,500                 | \$37,800                 | \$37,800                 | \$34,400                 |
| \$44,600         | Imp Res (1)         | \$44,600                 | \$39,000                 | \$35,300                 | \$35,000                 | \$32,100                 |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$2,500          | Imp Non Res (3)     | \$2,500                  | \$2,500                  | \$2,500                  | \$2,800                  | \$2,300                  |
| \$59,400         | Total               | \$59,400                 | \$52,200                 | \$47,500                 | \$47,500                 | \$44,100                 |
| \$56,900         | Total Res (1)       | \$56,900                 | \$49,700                 | \$45,000                 | \$44,700                 | \$41,800                 |
| \$0              | Total Non Res (2)   | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$2,500          | Total Non Res (3)   | \$2,500                  | \$2,500                  | \$2,500                  | \$2,800                  | \$2,300                  |

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

| 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    |
|-----------|----------------|---------|------------|--------|--------|-------|-----------|------------|---------|---------------|--------|-------|-------|----------|
| F         | F              |         | 66         | 66x165 | 1.09   | \$171 | \$186     | \$12,276   | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$12,280 |

JACKSON-194087 (021)/19 1/2

Notes

1/11/2024 Misc: 2024 GENERAL REVALUATION  
7/22/2019 Misc: 2020 GENERAL REVAL: ADD 1sF/C PER F/C: 6/10/19  
3/17/2015 : 2015: CHANGE DWLG COND TO AV PER WAYNE COUNTY ASSESSOR

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.25                     |
| Actual Frontage         | 66                       |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.25                     |
| 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    | 0.25                     |
| 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             | \$12,300                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$12,300                 |

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                    |
| Style         | N/A                  |
| Finished Area | 1188 sqft            |
| Make          |                      |

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 type="checkbox"/> Unfinished        |
| <input type="checkbox"/> Wood                   | <input type="checkbox"/> Other             |
| <input type="checkbox"/> Parquet                |                                            |

Wall Finish

|                                                     |                                     |
|-----------------------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input 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   |
|----------------|------|---------|
| Stoop, Masonry | 260  | \$5,100 |

Plumbing

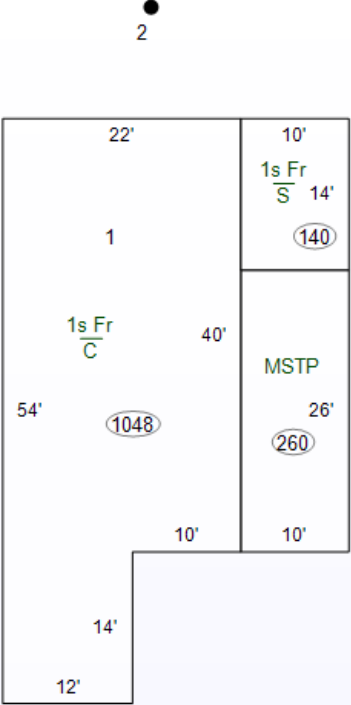
|               | # | TF |
|---------------|---|----|
| Full Bath     | 1 | 3  |
| Half Bath     | 0 | 0  |
| Kitchen Sinks | 1 | 1  |
| Water Heaters | 1 | 1  |
| Add Fixtures  | 0 | 0  |
| Total         | 3 | 5  |

Accommodations

|              |   |
|--------------|---|
| Bedrooms     | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| 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    | 1188 | 1188   | \$117,700              |           |
| 2                |        |      |        |                        |           |
| 3                |        |      |        |                        |           |
| 4                |        |      |        |                        |           |
| 1/4              |        |      |        |                        |           |
| 1/2              |        |      |        |                        |           |
| 3/4              |        |      |        |                        |           |
| Attic            |        |      |        |                        |           |
| Bsmt             |        |      |        |                        |           |
| Crawl            |        | 1048 | 0      | \$7,800                |           |
| Slab             |        | 140  | 0      | \$0                    |           |
|                  |        |      |        | Total Base             | \$125,500 |
| Adjustments      |        |      |        | 1 Row Type Adj. x 1.00 | \$125,500 |
| Unfin Int (-)    |        |      |        |                        | \$0       |
| Ex Liv Units (+) |        |      |        |                        | \$0       |
| Rec Room (+)     |        |      |        |                        | \$0       |
| Loft (+)         |        |      |        |                        | \$0       |
| Fireplace (+)    |        |      |        | MS:1 MO:1              | \$4,500   |
| No Heating (-)   |        |      |        |                        | \$0       |
| A/C (+)          |        |      |        |                        | \$0       |
| No Elec (-)      |        |      |        |                        | \$0       |
| Plumbing (+ / -) |        |      |        | 5 - 5 = 0 x \$0        | \$0       |
| Spec Plumb (+)   |        |      |        |                        | \$0       |
| Elevator (+)     |        |      |        |                        | \$0       |

|                                   |  |  |  |                   |
|-----------------------------------|--|--|--|-------------------|
| Sub-Total, One Unit               |  |  |  | \$130,000         |
| Sub-Total, 1 Units                |  |  |  |                   |
| Exterior Features (+)             |  |  |  | \$5,100 \$135,100 |
| Garages (+) 0 sqft                |  |  |  | \$0 \$135,100     |
| Quality and Design Factor (Grade) |  |  |  | 0.70              |
| Location Multiplier               |  |  |  | 0.85              |
| Replacement Cost                  |  |  |  | \$80,385          |

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-1   | 1900       | 1916     | 109 A         |           | 0.85 |          | 1,188 sqft     | \$80,385 | 50%      | \$40,190      | 0%      | 100% | 1.110 | 1.000 | 100.00 | 0.00  | 0.00   | \$44,600     |
| 2: Type 2 Barn          | 1            |             | D     | 1900       | 1900     | 125 P         | \$47.64   | 0.85 |          | 16' x 30' x 8' | \$12,233 | 80%      | \$2,450       | 0%      | 100% | 1.000 | 1.000 | 0.00   | 0.00  | 100.00 | \$2,500      |