

89-08-29-240-702.000-017

General Information

Parcel Number
89-08-29-240-702.000-017

Local Parcel Number
24-29-240-702.000-21

Tax ID:
021-00262-00

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 (2)
2023 E CUMBERLAND 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

PAYNE, LEONARD G & MARLEN

Ownership

PAYNE, LEONARD G & MARLENA M
2023 E CUMBERLAND ST
DUBLIN, IN 47335

Legal

41 1/4 FT W PT LOT 1 BLK 4 O P LOT 2 BLK 4 OP



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	☐	☐	☐	☐	☐
\$19,100	Land	\$19,100	\$16,600	\$15,100	\$15,100	\$15,100
\$19,100	Land Res (1)	\$19,100	\$16,600	\$15,100	\$15,100	\$15,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$82,900	Improvement	\$82,900	\$71,800	\$65,100	\$65,100	\$59,200
\$75,800	Imp Res (1)	\$75,800	\$65,400	\$59,300	\$59,100	\$53,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,100	Imp Non Res (3)	\$7,100	\$6,400	\$5,800	\$6,000	\$5,400
\$102,000	Total	\$102,000	\$88,400	\$80,200	\$80,200	\$74,300
\$94,900	Total Res (1)	\$94,900	\$82,000	\$74,400	\$74,200	\$68,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,100	Total Non Res (3)	\$7,100	\$6,400	\$5,800	\$6,000	\$5,400

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		124	124x132	1.00	\$171	\$171	\$21,204	-10%	1.0000	100.00	0.00	0.00	\$19,080

2023 E CUMBERLAND ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/20/2016	PAYNE, LEONARD G	2016007708	WD	/	\$0	I
01/01/1900	PAYNE, LEONARD G	2016007708	WD	/		I

JACKSON-194087 (021)/19 1/2

Notes

12/29/2023 Misc: 2024 GENERAL REVAUATION
5/15/2020 Misc: 2020 INFORMAL: REMOVE PATIO, EXTRA LIVING UNIT, AND ATTIC

Land Computations

Calculated Acreage	0.38
Actual Frontage	124
Developer Discount	☐
Parcel Acreage	0.38
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	0.38
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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

Data Source External Only

Collector 11/30/2023 js

Appraiser 12/29/2023 Nexus

General Information

Occupancy

Duplex

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

3854 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

135

\$10,600

Balcony

72

\$2,500

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

2

2

Water Heaters

2

2

Add Fixtures

0

0

Total

6

10

Accommodations

Bedrooms

3

Living Rooms

2

Dining Rooms

1

Family Rooms

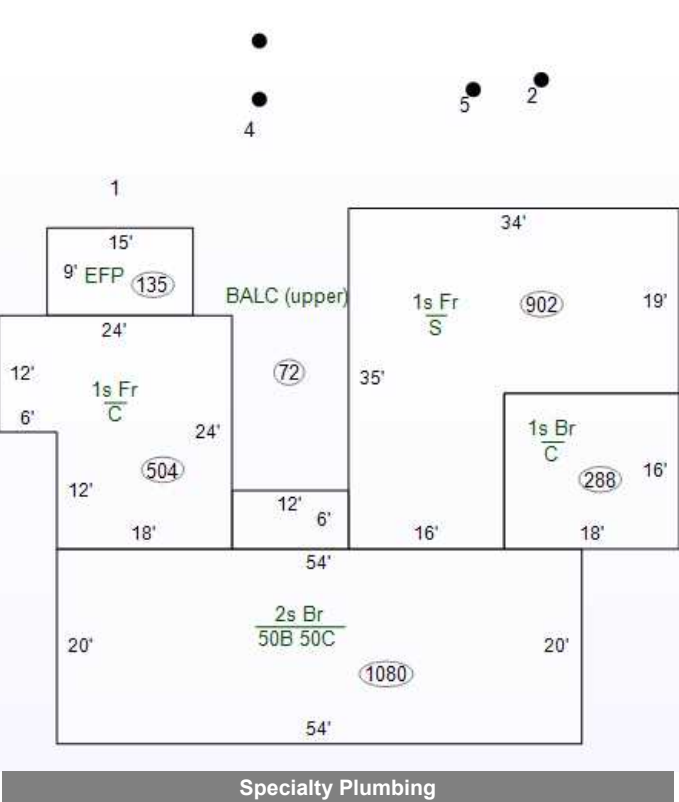
1

Total Rooms

12

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	93	2774	2774	\$228,300	
2	7	1080	1080	\$65,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		540	0	\$25,300	
Crawl		1332	0	\$8,900	
Slab		902	0	\$0	
				Total Base	\$328,300
Adjustments		1 Row Type Adj. x 1.00			\$328,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)				1:342	(\$1,800)
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800		\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$330,500
Sub-Total, 1 Units					
Exterior Features (+)				\$13,100	\$343,600
Garages (+) 0 sqft				\$0	\$343,600
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.85
Replacement Cost					\$262,854

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	2	4/6 Maso	D+2	1847	1847	178	P		0.85		4,394 sqft	\$262,854	75%	\$65,710	0%	100%	1.110	1.000	92.00	0.00	8.00	\$72,900
2: Canopy (free standing)	1		D	1960	1960	65	F		0.85		8'x15'	\$748	60%	\$300	0%	100%	1.110	1.000	100.00	0.00	0.00	\$300
3: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	F	\$36.00	0.85	\$24.48	22'x40'	\$21,542	65%	\$7,540	0%	100%	1.110	1.000	100.00	0.00	0.00	\$8,400
4: Lean-to	1	Earth Flo	C	2007	2007	18	A	\$4.69	0.85		10'x40' x 8'	\$1,595	35%	\$1,040	0%	100%	1.110	1.000	0.00	0.00	100.00	\$1,200
5: Lean-To	1	Earth Flo	D	1960	1960	65	F	\$3.80	0.85		8'x16' x 6'	\$331	70%	\$100	0%	100%	1.110	1.000	0.00	0.00	100.00	\$100