

89-08-29-240-805.000-017

GADDIS, MICHAEL LEE

2165 E CUMBERLAND ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (021)/19

1/2

General Information

Parcel Number 89-08-29-240-805.000-017

Local Parcel Number 24-29-240-805.000-21

Tax ID: 021-00099-00

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) 2165 E CUMBERLAND ST DUBLIN, IN 47335

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

GADDIS, MICHAEL LEE PO BOX 499 DUBLIN, IN 47335

Legal

E 1/2 LOT 3 BLK 6

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/26/2018 to 01/01/1900.

Notes

12/29/2023 Misc: 2024 GENERAL REVAUATION 2/25/2020 Misc: 2020: CHANGE 1SFR/C TO 1CFRG 9/6/2019 Misc: 2020 GENERAL REEVALUATION: 09-06-2019 N/C PER F/C 04-23-19 3/2/2016 Misc: 2016: CHANGE GRADE TO D-1 AND REDUCE OBSOL PER COUNTY ASSESSOR



Res

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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 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 (0.12), Actual Frontage (41), Developer Discount, Parcel Acreage (0.12), 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 (0.12), 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 (\$7,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,000).

Data Source External Only

Collector 11/30/2023 js

Appraiser 12/29/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2240 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	100	\$9,400
Patio, Treated Pine	160	\$1,100

Plumbing

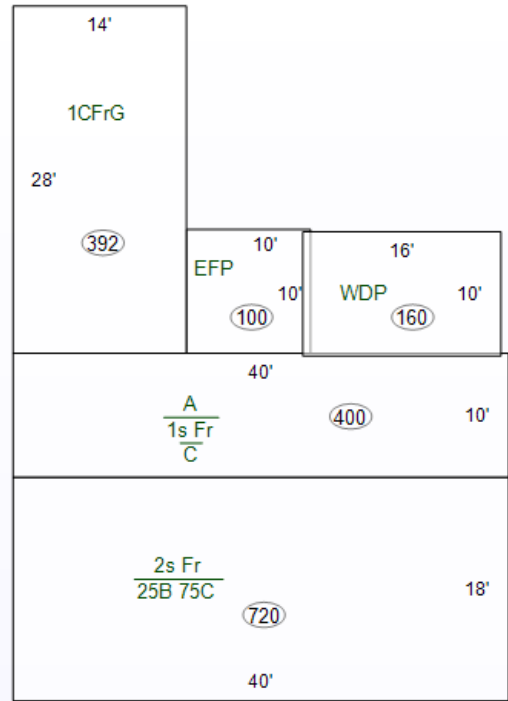
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1120	1120	\$113,100	
2	1Fr	720	720	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic		400	400	\$12,000	
Bsmt		180	0	\$17,700	
Crawl		940	0	\$7,400	
Slab					

Total Base		\$193,400
Adjustments	1 Row Type Adj. x 1.00	\$193,400

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

Sub-Total, One Unit	\$198,200
Sub-Total, 1 Units	\$198,200
Exterior Features (+)	\$10,500
Garages (+) 392 sqft	\$17,600
Quality and Design Factor (Grade)	0.70
Location Multiplier	0.85
Replacement Cost	\$134,649

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	Wood Fr	D-1	1880	1880	145	F		0.85			2,420 sqft	\$134,649	65%	\$47,130	15%	100%	1.110	1.000	100.00	0.00	0.00	\$44,500