

89-08-29-240-806.000-017

RANCH DELUXE LLC

2177 E CUMBERLAND ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (021)/19

1/2

General Information

Parcel Number 89-08-29-240-806.000-017
Local Parcel Number 24-29-240-806.000-21
Tax ID: 021-00017-00
Routing Number

Ownership

RANCH DELUXE LLC
PO BOX 472
DUBLIN, IN 47335
Legal W 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 transactions from 08/21/2024 to 01/01/1900.

Notes

12/29/2023 Misc: 2024 GENERAL REVAUATION
9/6/2019 Misc: 2020 GENERAL REEVALUATION: 09-06-2019 REMOVED SWIMMING POOL PER F/C 04-23-19

Property Class 510
1 Family Dwell - Platted Lot



Res

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) 2177 E CUMBERLAND ST DUBLIN, IN 47335

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

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

Data Source External Only

Collector 11/30/2023 js

Appraiser 12/29/2023 Nexus

Land Computations

Table with columns: Description, 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.

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1608 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input 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 checked="" type="checkbox"/> Metal	<input 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
Porch, Open Frame	96	\$6,300

**Plumbing**

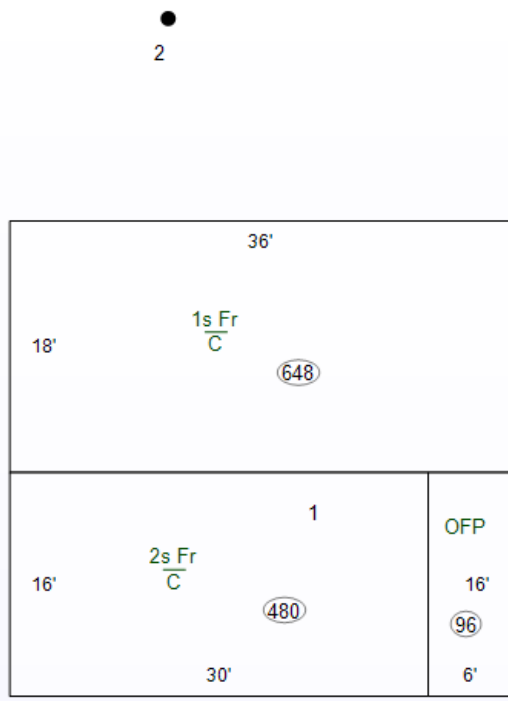
#	TF
<b>Full Bath</b>	1 3
<b>Half Bath</b>	1 2
<b>Kitchen Sinks</b>	1 1
<b>Water Heaters</b>	1 1
<b>Add Fixtures</b>	0 0
<b>Total</b>	4 7

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<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	1128	1128	\$113,100	
2	1Fr	480	480	\$33,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1128	0	\$8,100	
Slab					

**Total Base** \$154,700

**Adjustments** 1 Row Type Adj. x 1.00 \$154,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$156,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,300	\$162,600
Garages (+) 0 sqft	\$0	\$162,600
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

**Replacement Cost** \$110,568

**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	Wood Fr	D	1860	1860	165	F		0.85		1,608 sqft	\$110,568	65%	\$38,700	0%	100%	1.110	1.000	100.00	0.00	0.00	\$43,000
2: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	31	A	\$38.62	0.85	\$32.83	24'x32'	\$25,211	26%	\$18,660	0%	100%	1.110	1.000	100.00	0.00	0.00	\$20,700