

General Information

Parcel Number 89-08-29-410-206.000-017
Local Parcel Number 24-29-410-206.000-21

Tax ID: 021-00028-00

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 2429410

Location Address (1)
2359 W DILLON 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

BREEDEN, JOEL WAYNE & MARY AN
PO BOX 498
DUBLIN, IN 47335

Legal

5 FT W SIDE LOT 10 SD; LOT 11 SD; LOT 9 SD EX
50 FT E SIDE; LOT 10 SD EX 5 FT W SIDE



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2022-2025.

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

Table with 14 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.

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 02/28/2013 and 01/01/1900.

Notes

12/28/2023 Misc: 2024 GENERAL REVALUATION

Land Computations

Table with 2 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>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1288 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 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
Wood Deck	112	\$2,800
Canopy, Shed Type	112	\$900
Stoop, Masonry	25	\$1,800
Canopy, Shed Type	25	\$400
Wood Deck	64	\$2,300

**Plumbing**

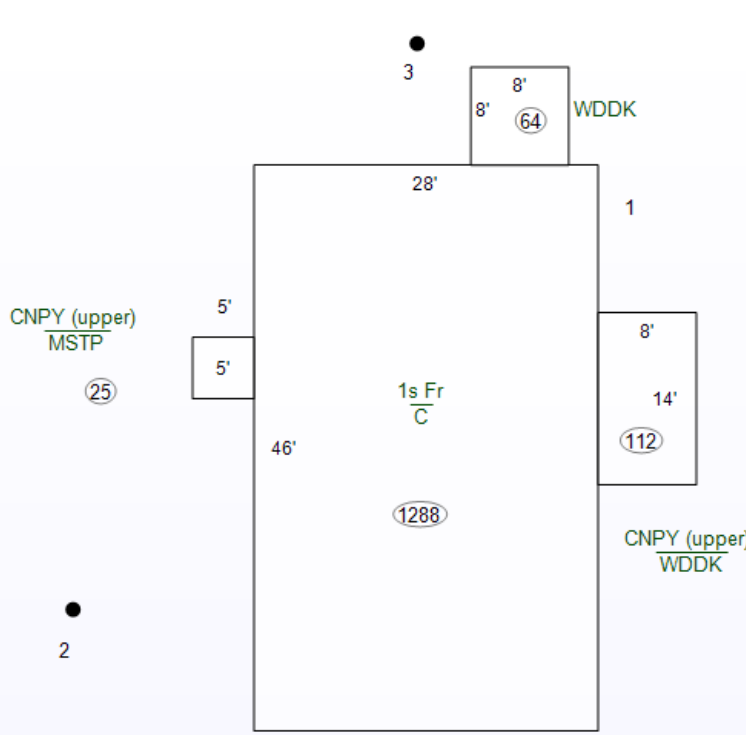
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1288	1288	\$124,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1288	0	\$8,800	
Slab				

**Total Base** \$133,100

**Adjustments** 1 Row Type Adj. x 1.00 \$133,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1288	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$137,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,200	\$145,700
Garages (+) 0 sqft	\$0	\$145,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$111,461</b>

**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+2	1949	1949	76 A		0.85		1,288 sqft	\$111,461	50%	\$55,730	20%	100%	1.110	1.000	100.00	0.00	0.00	\$49,500
2: Detached Garage/Boat H	1	Pole	C	2012	2012	13 A	\$28.64	0.85	\$24.34	30'x24'	\$17,528	12%	\$15,420	0%	100%	1.110	1.000	100.00	0.00	0.00	\$17,100
3: Utility Shed	1	SV	D	2004	2004	21 A		0.85		12'x20'		55%		50%	100%	1.110	1.000	100.00	0.00	0.00	\$0