

General Information

Parcel Number 89-08-29-410-606.000-017

Local Parcel Number 24-29-410-606.008-21

Tax ID: 021-00144-00

Routing Number

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 017 (Local 021) DUBLIN TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 224997-021 JACKSON-224997 (021)

Section/Plat 2429410

Location Address (1) 307 S STATE 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

MARCUM, PHILLIP E & DIANA L RR 1 BOX 428 CAMBRIDGE CITY, IN 47327

Legal

PT SE SEC 29-16-12 0.72A PT SE SEC 29-16-12 0.37A PT SE SEC 29-16-12 1.5A contract W/Walker, Timmy & Thelma



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/23/2024 to 01/01/1900.

Notes

1/24/2025 Sales Disclosure: 2025 SALES REVIEW

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, Improvement, Total. Includes sub-totals for Res (1), Non Res (2), Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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. Rows for land types 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (2.59), Actual Frontage (0), Developer Discount, Parcel Acreage (2.59), 81-83 Legal Drain NV (0.00), 82-83 Public Roads NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.59), Total Acres Farmland (0.00), 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 (\$19,200), 91/92 Value (\$7,300), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$7,300), CAP 3 Value (\$0), Total Value (\$26,500).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2080 sqft  
**Make**

**Floor Finish**

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

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

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

**Exterior Features**

| Description           | Area | Value    |
|-----------------------|------|----------|
| Patio, Concrete       | 120  | \$1,000  |
| Porch, Enclosed Frame | 192  | \$13,800 |

**Plumbing**

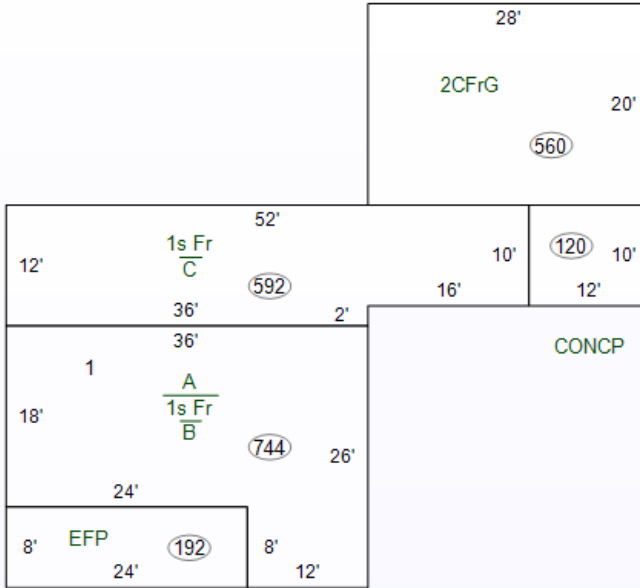
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 1 |
| <b>Total Rooms</b>  | 8 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 1Fr    | 1336 | 1336   | \$125,500 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        | 744  | 744    | \$18,900  |        |
| Bsmt  |        | 744  | 0      | \$29,600  |        |
| Crawl |        | 592  | 0      | \$6,300   |        |
| Slab  |        |      |        |           |        |

**Total Base** \$180,300

**Adjustments** 1 Row Type Adj. x 1.00 \$180,300

|                  |                     |
|------------------|---------------------|
| Unfin Int (-)    | \$0                 |
| Ex Liv Units (+) | \$0                 |
| Rec Room (+)     | \$0                 |
| Loft (+)         | \$0                 |
| Fireplace (+)    | \$0                 |
| 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** \$180,300

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$14,800 | \$195,100 |
| Garages (+) 560 sqft              | \$21,400 | \$216,500 |
| Quality and Design Factor (Grade) | 0.85     |           |
| Location Multiplier               | 0.85     |           |

**Replacement Cost** \$156,421

**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 | 1            | Wood Fr     | D+1   | 1920       | 1920     | 105     | F      |    |           | 0.85 |          | 2,824 sqft      | \$156,421 | 65%      | \$54,750      | 0%      | 100% | 1.210 | 1.000 | 100.00 | 0.00  | 0.00  | \$66,200     |
| 2: Type 3 Barn          | 1            | T3AW        | C     | 1965       | 1965     | 60      | A      |    | \$18.20   | 0.85 |          | 30' x 50' x 14' | \$18,906  | 65%      | \$6,620       | 0%      | 100% | 1.210 | 1.000 | 100.00 | 0.00  | 0.00  | \$8,000      |