

General Information

Parcel Number 89-08-34-000-310.003-026

Local Parcel Number 39-34-000-310.030-14

Tax ID: 014-00473-03

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township WASHINGTON TOWNSHIP

District 026 (Local 014) WASHINGTON TOWNSHIP

School Corp 8355 WESTERN WAYNE

Neighborhood 145151-014 WASHINGTON-145151 (014)

Section/Plat 3934000

Location Address (1) 15970 WAGNER RD CAMBRIDGE CITY, IN 47327

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

SHERWOOD, CHAD D & CHRISTA J 15970 WAGNER RD CAMBRIDGE CITY, IN 47327

Legal

PT SW SEC 34-16-12 5.0A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/25/2007 SHERWOOD, CHAD and 01/01/1900 JACKSON, SHAWN M.

Notes

10/6/2023 Misc: 2024 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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

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 include 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (5.00), Actual Frontage (0), Developer Discount, Parcel Acreage (5.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.15), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.85), 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 (\$17,700), 91/92 Value (\$15,000), Supp. Page Land Value, CAP 1 Value (\$17,700), CAP 2 Value (\$15,000), CAP 3 Value (\$0), Total Value (\$32,700).

**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>	2084 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Wood Deck	448	\$7,900
Wood Deck	84	\$2,300

**Plumbing**

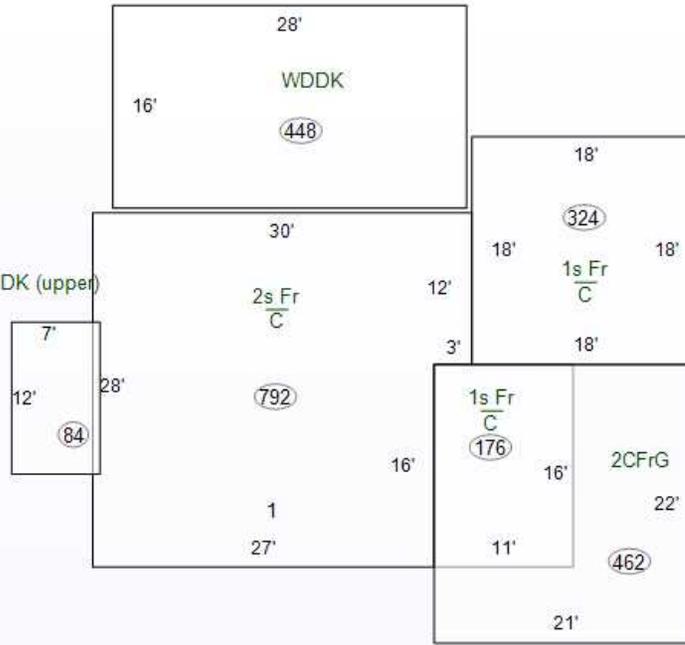
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	2	2
<b>Total</b>	6	11

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1116	1116	\$113,100	
2 1Fr	968	968	\$51,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1292	0	\$8,800	
Slab				

**Total Base** \$173,100

**Adjustments** 1 Row Type Adj. x 1.00 \$173,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	2:792 1:1116	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$188,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,200	\$198,500
Garages (+) 462 sqft	\$18,900	\$217,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$194,030

**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	C+1	2004	2004	21	A		0.85		2,084 sqft	\$194,030	22%	\$151,340	0%	100%	1.200	1.000	100.00	0.00	0.00	\$181,600
2: Barn, Pole (T3)	1	T3AW	C	2006	2006	19	A	\$19.99	0.85		26' x 40' x 8'	\$16,058	35%	\$10,440	0%	100%	1.200	1.000	100.00	0.00	0.00	\$12,500
3: Lean-To	1	Earth Flo	C	2018	2018	7	A	\$4.69	0.85		14'x40' x 8'	\$2,232	20%	\$1,790	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800
4: Pool, Above Ground (circu	1	SV	D	2004	2004	21	A		0.85		24' Circ		85%		0%	100%	1.200	1.000	100.00	0.00	0.00	\$0