

89-08-34-000-417.000-026

General Information

Parcel Number
89-08-34-000-417.000-026

Local Parcel Number
39-34-000-417.000-14

Tax ID:
014-00430-00

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)
15658 WAGNER RD
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

HAWK, DENVER L & JANICE SU

Ownership

HAWK, DENVER L & JANICE SUE
15658 WAGNER RD
CAMBRIDGE CITY, IN 47327

Legal

PT SE SEC 34-16-12 1.00A & 1.0A



15658 WAGNER RD

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 HAWK, DENVER L & J CO /

511, 1 Family Dwell - Unplatted (0 to 9.9

WASHINGTON-145151 (014 1/2

Notes

1/2/2024 Misc: 2024 GENERAL REVAUATION
9/4/2019 Misc: 2020 GENERAL REVALUATION
5/30/2019: ADJUSTED SIZES OF BOTH CONCP,
CHANEGD COND OF SHED TO POOR, AND
REMOVED SHED PER F/C

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$20,800	Land	\$20,800	\$18,100	\$16,500	\$16,500	\$16,500
\$17,700	Land Res (1)	\$17,700	\$15,400	\$14,000	\$14,000	\$14,000
\$3,100	Land Non Res (2)	\$3,100	\$2,700	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$2,500	\$2,500	\$2,500
\$77,500	Improvement	\$77,500	\$67,200	\$60,700	\$60,400	\$55,100
\$77,500	Imp Res (1)	\$77,500	\$67,200	\$60,000	\$59,700	\$54,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$700	\$700	\$700
\$98,300	Total	\$98,300	\$85,300	\$77,200	\$76,900	\$71,600
\$95,200	Total Res (1)	\$95,200	\$82,600	\$74,000	\$73,700	\$68,400
\$3,100	Total Non Res (2)	\$3,100	\$2,700	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$3,200	\$3,200	\$3,200

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

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
9	A		0	1.000000	1.00	\$17,700	\$17,700	\$17,700	0%	1.0000	100.00	0.00	0.00	\$17,700
91	A		0	0.789000	1.00	\$3,900	\$3,900	\$3,077	0%	1.0000	0.00	100.00	0.00	\$3,080
82	A	GE	0	0.211000	1.02	\$2,390	\$2,438	\$514	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	2.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.21
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.79
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	\$3,100
Supp. Page Land Value	
CAP 1 Value	\$17,700
CAP 2 Value	\$3,100
CAP 3 Value	\$0
Total Value	\$20,800

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1152 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

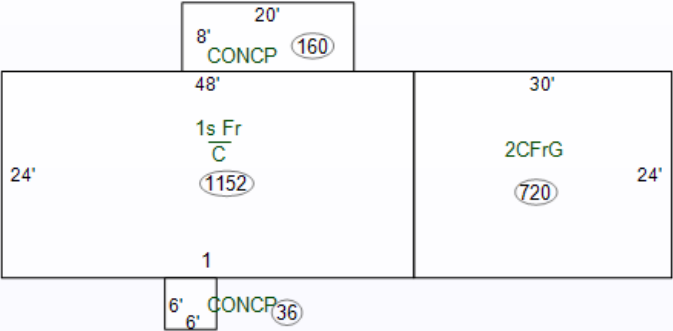
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Patio, Concrete	36	\$200
Patio, Concrete	160	\$1,200



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1152	1152	\$114,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1152	0	\$8,200
Slab				
Total Base				\$122,800
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1152
No Elec (-)				\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$127,000
Sub-Total, 1 Units				
Exterior Features (+)				\$1,400
Garages (+) 720 sqft				\$27,500
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.85
Replacement Cost				\$106,012

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	1975	1975	50	A		0.85		1,152 sqft	\$106,012	40%	\$63,610	0%	100%	1.200	1.000	100.00	0.00	0.00	\$76,300
2: Barn, Pole (T3)	1	T31SO	D	1975	1975	50	F	\$24.63	0.85		14' x 14' x 14'	\$3,283	70%	\$980	0%	100%	1.200	1.000	100.00	0.00	0.00	\$1,200
3: Utility Shed	1	SV	C	1989	1989	36	P		0.85		12'x14'		80%		0%	100%	1.200	1.000	100.00	0.00	0.00	\$0