

General Information

Parcel Number 89-08-34-000-418.000-026
Local Parcel Number 39-34-000-418.000-14

Tax ID: 014-00518-00

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) 15306 WAGNER RD CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

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

HOOK, DENNIS
15306 WAGNER RD
CAMBRIDGE CITY, IN 47327

Legal

PT SE SEC 34-16-12 6.61A



Transfer of Ownership

Date 01/01/1900 Owner HOOK, DENNIS Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/29/2023 Misc: 2024 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage (6.61), Actual Frontage (0), Developer Discount, Parcel Acreage (6.61), and Total Value (\$39,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 3/4
Style N/A
Finished Area 1920 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	200	\$1,500
Canopy, Shed Type	300	\$2,200

Plumbing

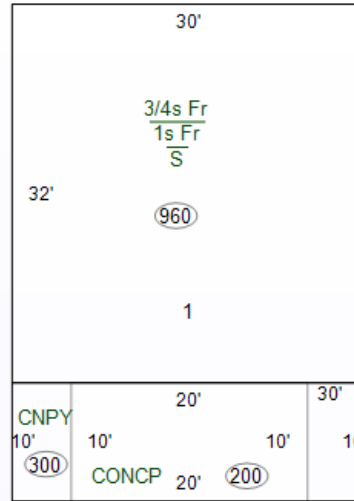
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



4

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	960	960	\$101,100	
2					
3					
4					
3	1/4				
	1/2				
3/4	1Fr	960	960	\$45,200	
Attic					
Bsmt					
Crawl					
Slab		960	0	\$0	

Total Base \$146,300

Adjustments 1 Row Type Adj. x 1.00 \$146,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:960 3/4:960 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$151,300

Sub-Total, 1 Units

Exterior Features (+)	\$3,700	\$155,000
Garages (+) 0 sqft	\$0	\$155,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$131,750

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 3/4	Wood Fr	C	2007	2007	18	A		0.85		1,920 sqft	\$131,750	17%	\$109,350	0%	100%	1.200	1.000	100.00	0.00	0.00	\$131,200
2: Detached Garage/Boat H	1	Wood Fr	D	1988	1988	37	F	\$42.58	0.85	\$28.95	22'x24'	\$15,288	40%	\$9,170	0%	100%	1.200	1.000	100.00	0.00	0.00	\$11,000
3: Detached Garage/Boat H	1	Wood Fr	D	1989	1989	36	F	\$48.82	0.85	\$33.20	11'x36'	\$13,146	40%	\$7,890	0%	100%	1.200	1.000	100.00	0.00	0.00	\$9,500
4: Frame Corn Crib	1	Drive Thr	D	1920	1920	105	P	\$21.35	0.85		24' x36'	\$12,544	80%	\$2,510	60%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000