89-08-34-000-418.000-026	HOOK, DENNIS				15	15306 WAGNER RD 511, 1 Family Dwell - Ur							platte	d (0 to 9.9	WASHINGTON-145151 (014 ^{1/2}		
General Information	Ownership					Transfer of Ownership									Notes			
Parcel Number		, DENNIS			Dat	te O	wner		C	Doc ID C	ode Bo	ook/Page	Adj Sa	le Price V/I	9/29/2023 Misc: 2024 GENERAL REV	VAL		
89-08-34-000-418.000-026		WAGNER I RIDGE CIT		7	01/	01/1900 н	OOK, DEN	INIS			CO	1		I				
Local Parcel Number 39-34-000-418.000-14	CAIVIDI	RIDGE CIT	1, 111 47 32	.7														
Tax ID: 014-00518-00	PT SE SI	L EC 34-16-12 6	.egal 61A															
Routing Number	TIGEO	20 04-10-12 0	.01A															
Property Class 511 1 Family Dwell - Unplatted (0 to 9.9										Re								
Year: 2025	Valuation Records (Work					_												
		2025	Assessm			202		2024		2023		202		2021				
Location Information			Reason I		je	A		AA		AA		A		AA				
County WAYNE		2/19/2025	As Of Da			04/22/202	5 (04/17/2024	0	4/20/2023		04/22/202		04/16/2021				
WATNE	Indiana	a Cost Mod	Valuation	n Method	Ind	iana Cost Mo	d Indiana	a Cost Mod	Indiana	Cost Mod	Indiar	na Cost Mo	d India	ina Cost Mod				
Township		1.0000	Equaliza	tion Facto	or	1.000	C	1.0000		1.0000		1.000	0	1.0000				
WASHINGTON TOWNSHIP			Notice R	equired														
District 026 (Local 014)		\$39,400	Land			\$39,40)	\$34,300		\$31,200		\$31,20	0	\$31,200				
WASHINGTON TOWNSHIP		\$17,700	Land Re	()		\$17,70		\$15,400		\$14,000		\$14,00		\$14,000				
School Corp 8355		\$21,700		on Res (2) on Res (3)		\$21,70 \$		\$18,900 \$0		\$0 \$17,200		\$ \$17.20		\$0 \$17,200				
WESTERN WAYNE		\$0 \$152,700	Improver	,		\$152,70		\$134,500		\$17,200 \$124,200		\$17,20 \$125,10	-	\$17,200 \$115,200				
Neighborhood 145151-014		\$151,700	Imp Res			\$151,70		\$133,500		\$115,300		\$116,00		\$107,300				
WASHINGTON-145151 (014)		\$0	Imp Nor	Res (2)		\$		\$0		\$0		\$		\$0				
Section/Plat		\$1,000		n Res (3)		\$1,00		\$1,000		\$8,900		\$9,10		\$7,900				
3934000		\$192,100	Total	- (1)		\$192,10		\$168,800		\$155,400		\$156,30		\$146,400	Land Computation	20		
		\$169,400 \$21,700	Total Re	on Res (2)		\$169,40 \$21,70		\$148,900 \$18,900	3	\$129,300 \$0		\$130,00 \$		\$121,300 \$0	Calculated Acreage	6.61		
Location Address (1) 15306 WAGNER RD CAMBRIDGE CITY, IN 47327		\$1,000 Total Non Res (3)				\$1,00		\$1,000		\$26,100		\$26,300		\$25,100	Ŭ	0.01		
		+ ., 	1	,		th: Res 100			t: Res ′	100' X 10	0'. CI 1			+==,	Actual Frontage	0		
, -	F	Pricing Nothe Soil									,		/		Developer Discount			
Zoning	Type "		Act Front.	Size	Factor	Rate	Adj. Rate			Market Factor	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage	6.61		
ZO01 Residential	-	1				* - - * *								<u> </u>	81 Legal Drain NV	0.00		
Subdivision	9 A	ł		1.000000	1.00	\$17,700	\$17,700	\$17,700	0%	1.0000			0.00	\$17,700	82 Public Roads NV	0.05		
	91 A	Ą	0	5.560000	1.00	\$3,900	\$3,900	\$21,684	0%	1.0000	0.00	100.00	0.00	\$21,680	83 UT Towers NV	0.00		
Lot	82 A	4	0	0.050000	1.00	\$2,390	\$2,390	\$120	-100%	1.0000	0.00	100.00	0.00	\$00	9 Homesite	1.00		
Lot															91/92 Acres	5.56		
															Total Acres Farmland	0.00		
Market Model															Farmland Value	\$0		
N/A															Measured Acreage	0.00		
Characteristics															Avg Farmland Value/Acre	0.0		
Topography Flood Hazar	d														Value of Farmland	\$0		
Rolling															Classified Total	\$0		
Public Utilities ERA	4														Farm / Classifed Value	\$0		
Electricity															Homesite(s) Value	\$17,700		
Streets or Roads TI	F														91/92 Value	\$21,700		
Paved															Supp. Page Land Value			
Neighborhood Life Cycle Stage	1														CAP 1 Value	\$17,700		
Static															CAP 2 Value	\$21,700		
Printed Tuesday, April 29, 2025															CAP 3 Value	\$0		
Review Group 2028	Data S	ource Ex	ternal Only	/ Cc	llector	09/21/202	3 is			Appraise	r 09/29	/2023	Nexus		Total Value	\$20 400		

Review Group 2028

Data Source External Only Collector 09/21/2023 js Appraiser 09/29/2023

Nexus

Total Value

\$39,400

89-08-34-000-4 General	Information	HOOK,	Plum					VAGNEF				-	•		d (0 to 9			ost Lade		-14515	,
Occupancy	Single-Family			1	# TF									Floo	r Constr	r Ba		Finish		Value	Totals
Description	Residential Dwelling	Full Ba	th		1 3									1	1Fr	9	60	960	\$10	01,100	
Story Height	1 3/4	Half Ba	ath	(0 (2							
Style	N/A	Kitcher	n Sinks		1 1				3()'			•	3							
Finished Area	1920 sqft	Water I	Heaters		1 1								•	4							
Make		Add Fiz	xtures	(0 (3	1/4							
Floo	r Finish	Total			3 5				3/4s					1/2							
Earth	Tile								1s F S	r		•		3/4	1Fr	9	60	960	\$4	45,200	
✓ Slab	 Carpet 	A	ccomm	odatio	າຣ				-			2		Attic						,	
Sub & Joist	Unfinished	Bedroc	oms		3			32	(960)				Bsmt							
Wood	Other	Living	Rooms		1									Craw	rl						
Parquet		Dining	Rooms		0									Slab		9	60	0		\$0	
		Family	Rooms	;	0				1										Tota	I Base	\$146,300
	Finish	Total R	looms		5									Adju	stments		1 Ro	ow Type	Adj.	x 1.00	\$146,300
Plaster/Drywal		_		_										Unfin	Int (-)						\$0
Paneling	Other		Heat						20)'	30'			Ex Li	v Units (·	+)					\$0
Fiberboard		Central	Warm /	Air				CN		401	40			Rec I	Room (+))					\$0
	Roofing							10'	10'	10'	10			Loft (+)						\$0
Built-Up	1etal Asphalt	Slate	э. Г	Tile					CONCP 2	y 200				Firep	lace (+)						\$0
Wood Shingle														No H	eating (-))					\$0
						•								A/C (+)			1:9	960 3	8/4:960	\$5,000
D :	Exterior Fea	tures	•			4								No E	lec (-)						\$0
Description			Area		Value									Plum	bing (+ /	-)		5 -	- 5 =	0 x \$0	\$0
Patio, Concrete			200		\$1,500								_	Spec	Plumb (+)					\$0
Canopy, Shed Ty	ре		300		\$2,200				Specialty Plu	mbing				Eleva	ator (+)						\$0
						Descri	iption			C	ount	Value	•				S	Sub-Tota	l, On	e Unit	\$151,300
																		Sub-To	tal, 1	Units	
														Exter	ior Featu	ures (+))		:	\$3,700	\$155,000
														Gara	ges (+) 0) sqft				\$0	\$155,000
															Qua	ality an	id De	esign Fac	ctor (0	Grade)	1.00
																		Locatio	on Mu	ultiplier	0.85
																		Replace	emen	t Cost	\$131,750
								Summa	ry of Improve	nents											
Description	Story Con Height Typ	(-ira)	de Yea Buil		Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain Value			C Nbhd	Mrkt	Ca	p1 Cap	p 2	Cap 3	Improv Value
1: Residential Dwell	0 51		C 2007		18 A		0.85		1,920 sqft	\$131,750	17%	\$109,350			% 1.200	1.000	100.	.00 0.	.00	0.00	\$131,200
									· · · · · · · · · · · · · · · · · · ·			,									

22'x24'

11'x36'

24' x36'

40%

40%

80%

\$9,170

\$7,890

0% 100% 1.200 1.000

0% 100% 1.200 1.000

\$2,510 60% 100% 1.000 1.000

100.00

100.00

0.00

0.00

0.00

0.00

0.00

0.00 100.00

\$11,000

\$9,500

\$1,000

\$15,288

\$13,146

\$12,544

\$42.58

\$48.82

\$21.35

0.85 \$28.95

0.85 \$33.20

0.85

2: Detached Garage/Boat H

3: Detached Garage/Boat H

4: Frame Corn Crib

1 Wood Fr

1 Wood Fr

1 Drive Thr

D 1988 1988

D 1989 1989

D 1920 1920

37 F

36 F

105 P