

89-09-30-100-118.000-015

SHERWOOD, FRANKLIN DELAN

13161 US HIGHWAY 40

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-224997 (010)/22

General Information

Parcel Number 89-09-30-100-118.000-015
Local Parcel Number 25-30-100-118.000-10

Tax ID: 010-00612-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 015 (Local 010) JACKSON TOWNSHIP
School Corp 8355 WESTERN WAYNE
Neighborhood 224997-010 JACKSON-224997 (010)
Section/Plat 2530100
Location Address (1) 13161 US HIGHWAY 40 CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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, FRANKLIN DELANO & 13161 W US HIGHWAY 40 CAMBRIDGE CITY, IN 473279406

Legal

PT NW SEC 30-16-13 3.11A



Transfer of Ownership

Date 01/01/1900 Owner SHERWOOD, FRANK Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

11/27/2023 Misc: 2024 GENERAL REVAUATION
9/13/2019 Misc: 2020 GENERAL REVAL: CORRECT CONST TYPE PER F/C 7/9/19

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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 with columns for various land metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal/UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, and Total Value \$28,000.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1618 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	168	\$1,300
Porch, Open Frame	120	\$7,500

Plumbing

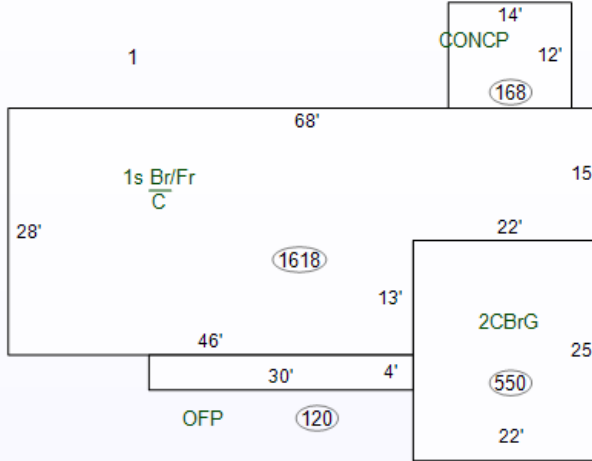
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1618	1618	\$154,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1618	0	\$9,800	
Slab					

Total Base \$163,900

Adjustments 1 Row Type Adj. x 1.00 \$163,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1618 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$177,400

Sub-Total, 1 Units

Exterior Features (+)	\$8,800	\$186,200
Garages (+) 550 sqft	\$22,300	\$208,500
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$194,948

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	5/6 Maso	C+2	1976	1976	49	A			0.85		1,618 sqft	\$194,948	35%	\$126,720	0%	100%	1.180	1.000	100.00	0.00	0.00	\$149,500
2: Type 3 Barn	1	T3AW	C	1977	1977	48	A		\$19.27	0.85		30' x 40' x 10'	\$15,074	65%	\$5,280	0%	100%	1.180	1.000	100.00	0.00	0.00	\$6,200