89-09-30-100-119.000-015	BRE	CKLER	, SYLVES	TER J & C	CA 1	3087 US HI	GHWA	Y 40	51	11, 1 Fan	nily D	well - Un	platte	d (0 to 9.9	JACKSON-224997 (010	<b>)/22</b> 1/2
General Information			Ownership					Tra	ansfer o	of Owners	ship				Notes	
Parcel Number				R J & CATH	E Da	ate C	Owner		[	Doc ID Co	ode Bo	ook/Page	Adj Sa	le Price V/I	11/27/2023 Misc: 2024 GENERAL F	EVAUATION
89-09-30-100-119.000-015		B7 US HW	Y 40 S CITY, IN 47	207	01	1/01/1900 E	RECKLE	R, SYLVES			CO	/		1	9/13/2019 Misc: 2020 GENERAL RE	VAL: N/C PER
Local Parcel Number 25-30-100-119.000-10	CAN	IDRIDGE	GITT, IN 47	521											F/C 7/9/19	
Tax ID:			Legal													
010-00086-00	PT NV	V SEC 30-16														
Routing Number																
Property Class 511 1 Family Dwell - Unplatted (0 to 9.9										Re						
			Valuation	Records (V	Vork In	Progress va	alues are	e not certifie	ed valu	es and ar	e subj	ect to cha	inge)			
Year: 2025		202	25 Asses	sment Yea	r	202	25	2024		2023		202	2	2021		
Location Information		W	IP Reaso	n For Char	ige	A	A	AA		AA		A	4	AA		
County		02/19/202	25 As Of	Date		04/22/202	25	04/17/2024	C	04/20/2023		04/22/202	2	04/16/2021		
WAYNE	India	na Cost Mo	od Valuat	ion Method	l Ir	idiana Cost Mo	d India	na Cost Mod	Indiana	a Cost Mod	Indiar	na Cost Mo	d India	na Cost Mod		
Township		1.000	0 Equali	zation Fact	or	1.000	0	1.0000		1.0000		1.000	C	1.0000		
JACKSON TOWNSHIP			Notice	Required												
District 015 (Local 010)		\$28,10	0 Land			\$28,10	0	\$24,500		\$22,200		\$21,80	)	\$21,800		
JACKSON TOWNSHIP		\$19,20		Res (1)		\$19,20		\$16,700		\$15,200		\$15,00		\$15,000		
School Corp 8355		\$8,90		Non Res (2 Non Res (3		\$8,90	0	\$7,800 \$0		\$0 \$7,000		ا\$ 6,80\$		\$0 \$6,800		
WESTERN WAYNE		\$154,70		/ement	)	<sub>\$154,70</sub>	_	\$137,000		\$124,600 \$124,600		\$132,30		\$121,700		
Neighborhood 224997-010		\$154,70		Res (1)		\$154,70		\$137,000		\$124,600		\$132,30		\$121,700		
JACKSON-224997 (010)				Ion Res (2)		\$		\$0		\$0		\$		\$0		
Section/Plat		\$182,80		lon Res (3)		\$ \$182,80	0	\$0 <b>\$161,500</b>		\$0		\$154.10		\$0		
2530100		\$173,900 Total F		Res (1)	les (1)		0	\$153,700		<b>\$146,800</b> \$139,800		<b>\$154,100</b> \$147,300		<b>\$143,500</b> \$136,700	Land Computatio	ns
Location Address (1)		\$8,900 Total Non			on Res (2) \$8,900			\$7,800		\$0		\$0		\$0	Calculated Acreage	3.13
13087 US HIGHWAY 40	\$0 Total Non Res (3)				,	\$		\$0	\$7,000			\$6,800		\$6,800	Actual Frontage	0
CAMBRIDGE CITY, IN 47327				and Data (S	Standar	d Depth: Re	s 100', (	CI 100' Bas	se Lot:	Res 0' X (	0', CI 0	' X 0')			Developer Discount	
Zanina	Land			ct Siz	Facto	or Rate	Ad				Cap 1	Cap 2	Cap 3	Value	Parcel Acreage	3.13
<b>Zoning</b> ZO01 Residential	Туре	d I	D From	it. 0120		n nuto	Rat	e Value	e %	Factor	oupi	oup 2	oupo	Value	81 Legal Drain NV	0.00
	9	А		0 1.000000	1.00	\$19,200	\$19,200	\$19,200	0%	1.0000	100.00	0.00	0.00	\$19,200	82 Public Roads NV	0.19
Subdivision	91	А		0 1.940000	1.00	\$4,600	\$4,600	\$8,924	0%	1.0000	0.00	100.00	0.00	\$8,920	83 UT Towers NV	0.00
	82	A (	θE	0 0.190000	1.02	2 \$2,390	\$2,438	3 \$463	-100%	1.0000	0.00	100.00	0.00	\$00	9 Homesite	1.00
Lot															91/92 Acres	1.94
															Total Acres Farmland	0.00
Market Model															Farmland Value	\$0
N/A	1														Measured Acreage	0.00
Characteristics															Avg Farmland Value/Acre	0.0
Topography Flood Hazard															Value of Farmland	\$0
															Classified Total	\$0
Public Utilities ERA Electricity															Farm / Classifed Value	\$0
-															Homesite(s) Value	\$19,200
Streets or Roads TIF															91/92 Value	\$8,900
Paved															Supp. Page Land Value	
Neighborhood Life Cycle Stage															CAP 1 Value	\$19,200
Static Printed Tuesday, April 29, 2025															CAP 2 Value CAP 3 Value	\$8,900 \$0
Review Group 2028	Data	Source	External C	only C	ollecto	<b>r</b> 10/19/202	23 js			Appraise	<b>r</b> 11/27	/2023	Nexus		Total Value	\$28,100
•				, .			10		-							Ψ20,100

89-09-30-100-1	19.000-015	BRECKLE	ER, S`	YLVES	STER J	& CA	13087 U	JS HIGH	WAY 40	511	, 1 Family	Dwell -	Unpla	atted (0 to	9.9	JACK	SON-2	2249	97 (01	<b>0)/22</b> 2/2
General	Information		Plumb	bing										-		Co	st Lado	ler	-	
Occupancy	Single-Family			#	TF								F	loor Const	tr Ba	ase Fi	nish	١	/alue	Totals
Description	Residential Dwelling	Full Bath		2	6								1	7	ę	988	988	\$11	5,700	
Story Height	2	Half Bath		1	2								2	2 1Fr	1(	026	1026	\$52	2,800	
Style	N/A	Kitchen S	Sinks	1	1					10'			3	}						
Finished Area	2014 sqft	Water He	aters	1	1					CONCP			4	ļ.						
Make		Add Fixtu	ires	0	0					16'			1	/4						
	or Finish	Total		5	10								1	/2						
Earth	Tile									160		1	3	3/4						
Slab	Carpet	Acco	ommo	dation	s								- A	Attic						
Sub & Joist	Unfinished	Bedroom			4		26						E	Bsmt						
Wood	Other	Living Ro	oms		1					1:	s Fr		0	Crawl	(	988	0	\$	7,600	
Parquet		Dining Ro	ooms		1		2CB	rG			s Br		5	Slab						
10/01	l Finish	Family Ro			1	22'					С						٦	Total	Base	\$176,100
		Total Roc	oms		8							26'	4	Adjustment	s	1 Rov	/ Туре /	Adj. x	1.00	\$176,100
Plaster/Drywal			1 <b>.</b> .	•			572	2)		9	88		ι	Jnfin Int (-)						\$0
Paneling	Other		Heat T							ž	00		E	Ex Liv Units	(+)					\$0
Fiberboard		Central W	arm A	Ir					_				F	Rec Room (+	+)					\$0
	Roofing									3	38'		_ L	_oft (+)						\$0
Built-Up	Metal Asphalt	Slate		Tile				4.	. E-(O		6' 5' MSTP		F	Fireplace (+)			1	MS:1	MO:1	\$4,500
Wood Shingle				4				15	s Fr(Over Hang	) 38	6' 30		Ν	No Heating (	-)					\$0
	Exterior Fea	(									_ 0		P	VC (+)			1:9	988 2:	1026	\$5,800
Description	Exterior rea		A		Value								Ν	lo Elec (-)						\$0
Description		,	Area										F	Plumbing (+	/ -)		10 – 5	= 5 x	\$800	\$4,000
Patio, Concrete			160 30		\$1,200								S	Spec Plumb	(+)					\$0
Stoop, Masonry			30		\$1,800				Specialty PI	umbing			E	Elevator (+)						\$0
						Des	cription			C	Count	Value				Su	b-Total	l, One	Unit	\$190,400
																	Sub-Tot	al, 1	Units	
													E	Exterior Feat	tures (+	·)			3,000	\$193,400
													C	Garages (+)					2,300	\$215,700
														Qı	uality a		ign Fac	•	,	1.10
																	Locatio		•	0.85
																R	eplace	ment	Cost	\$201,680
								Summa	ry of Improve	ments										
Description	Story Con Height Typ		Year Built	Eff Year	Eff Co Age nd			Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Сар	1 Cap	2 0	ap 3	Improv Value
1: Residential Dwel			1977		48 A		0.85		2,014 sqft	\$201,680	35%	\$131,090	0%	100% 1.180	1.000	100.0	0.0	00	0.00	\$154,700