

89-09-30-100-119.000-015

BRECKLER, SYLVESTER J & CA

13087 US HIGHWAY 40

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-224997 (010)/22

1/2

General Information

Parcel Number 89-09-30-100-119.000-015
Local Parcel Number 25-30-100-119.000-10

Tax ID: 010-00086-00

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) 13087 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

BRECKLER, SYLVESTER J & CATHE
13087 US HWY 40 S
CAMBRIDGE CITY, IN 47327

Legal

PT NW SEC 30-16-13 3.13A



Transfer of Ownership

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

Notes

11/27/2023 Misc: 2024 GENERAL REVAUATION
9/13/2019 Misc: 2020 GENERAL REVAL: N/C 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, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), 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: 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.

Land Computations

Table with columns: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (3.13, 0, etc.).

Data Source External Only

Collector 10/19/2023 js

Appraiser 11/27/2023 Nexus

Total Value \$28,100

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2014 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	160	\$1,200
Stoop, Masonry	30	\$1,800

**Plumbing**

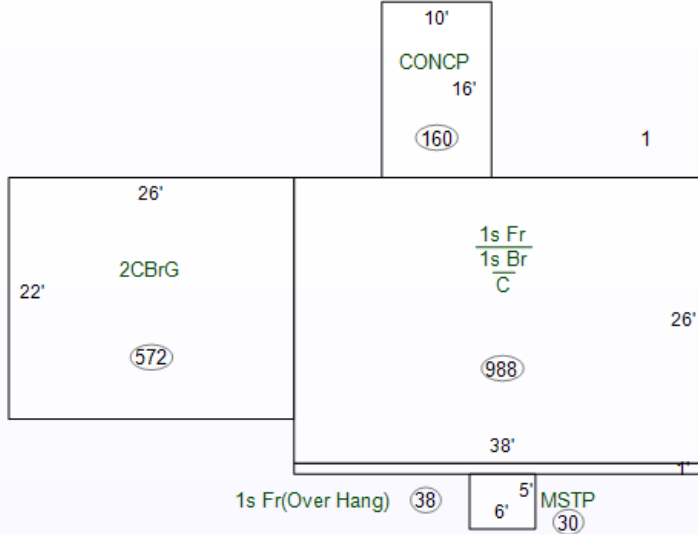
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>10</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	988	988	\$115,700	
2	1Fr	1026	1026	\$52,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		988	0	\$7,600	
Slab					

**Total Base** \$176,100

**Adjustments** 1 Row Type Adj. x 1.00 \$176,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:988 2:1026 \$5,800
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$190,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$3,000	\$193,400
Garages (+) 572 sqft	\$22,300	\$215,700
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.85	

**Replacement Cost** \$201,680

**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	2	3/6 Maso	C+2	1977	1977	48	A			0.85		2,014 sqft	\$201,680	35%	\$131,090	0%	100%	1.180	1.000	100.00	0.00	0.00	\$154,700