

89-09-30-200-221.000-015

CRUTCHER, JERRY LEE JR

12625 US HIGHWAY 40

541, Mobile or Manufactured Home - Un

JACKSON-224997 (010)/22

General Information

Parcel Number 89-09-30-200-221.000-015

Local Parcel Number 25-30-200-221.008-10

Tax ID: 010-00157-00

Routing Number

Property Class 541 Mobile or Manufactured Home - Un

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 2530200

Location Address (1) 12625 US HIGHWAY 40 CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

CRUTCHER, JERRY LEE JR 12625 W US HWY 40 CAMBRIDGE CITY, IN 47327

Legal

PT NE 30-16-13 3.188A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 01/11/2017 to 01/01/1900.

Notes

11/22/2023 Misc: 2024 GENERAL REVALUATION 9/12/2019 Misc: 2020 GENERAL REVAL: ADD MOHO OBSOL, CHANGE T30W TO T3AW AND ADD CARSHED, T3AW, AND T31SO PER F/C 7/9/19



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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. Rows 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 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 Value, CAP 2 Value, CAP 3 Value, Total Value \$28,500.

Data Source External Only

Collector 10/19/2023 js

Appraiser 11/22/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1620 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
Porch, Open Frame	160	\$8,300
Wood Deck	64	\$2,300

Plumbing

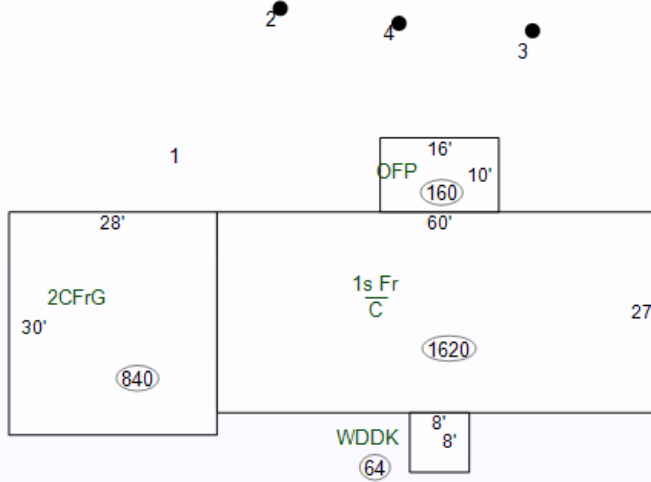
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1620	1620	\$142,100	
2					
3					
4					
5	1/4				
	1/2				
	3/4				
	Attic				
	Bsmt				
	Crawl	1620	0	\$9,800	
	Slab				

Total Base \$151,900

Adjustments 1 Row Type Adj. x 1.00 \$151,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1620	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$159,300

Sub-Total, 1 Units

Exterior Features (+)	\$10,600	\$169,900
Garages (+) 840 sqft	\$31,900	\$201,800
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$137,224

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	Wood Fr	D	2003	2003	22	A		0.85		1,620 sqft	\$137,224	26%	\$101,550	30%	100%	1.180	1.000	100.00	0.00	0.00	\$83,900
2: Barn, Pole (T3)	1	T3AW	C	2017	2017	8	A	\$21.76	0.85		22' x 34' x 8'	\$12,431	20%	\$9,940	0%	100%	1.180	1.000	100.00	0.00	0.00	\$11,700
3: Barn, Pole (T3) 02	1	T31SO	C	2017	2017	8	A	\$18.35	0.85		18' x 41' x 12'	\$11,180	20%	\$8,940	0%	100%	1.180	1.000	100.00	0.00	0.00	\$10,500
4: Car Shed	1		E	2000	2000	25	F	\$10.10	0.85	\$3.43	18'x20'	\$1,236	50%	\$620	0%	100%	1.180	1.000	0.00	100.00	0.00	\$700
5: Type 3 Barn	1	T3AW	E+2	1996	1996	29	A	\$21.97	0.85		24' x 30' x 10'	\$6,187	50%	\$3,090	0%	100%	1.180	1.000	0.00	100.00	0.00	\$3,600