

89-09-30-200-227.000-015

SNOWDEN, LINDA J

12439 US HIGHWAY 40

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-224997 (010)/22

1/2

General Information

Parcel Number 89-09-30-200-227.000-015
Local Parcel Number 25-30-200-227.000-10

Tax ID: 010-00280-00

Routing Number

Property Class 511 RENTAL
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 2530200
Location Address (1) 12439 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

SNOWDEN, LINDA J
12489 W US HIGHWAY 40
CAMBRIDGE CITY, IN 47327

Legal

PT 97 X 90.3 FT OFF OF SW PT EX 12 FT IN WIDTH OFF ENTIRE E SIDE PT NE 30-16-13 0.479A



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, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values include dollar amounts and percentages.

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 for land types 9 and 82.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for dates 04/20/2015 and 01/01/1900.

Notes

11/22/2023 Misc: 2024 GENERAL REVALUATION
9/12/2019 Misc: 2020 GENERAL REVAL: REMOVE SHED, CORRECT T3 HGT, AND CHANGE DETGAR TO SHED AND CORRECT SIZE PER F/C 7/9/19

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.48), Actual Frontage (0), Developer Discount, Parcel Acreage (0.48), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.07), 83 UT Towers NV (0.00), 9 Homesite (0.41), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$12,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$12,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1344 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	64	\$5,300

Plumbing

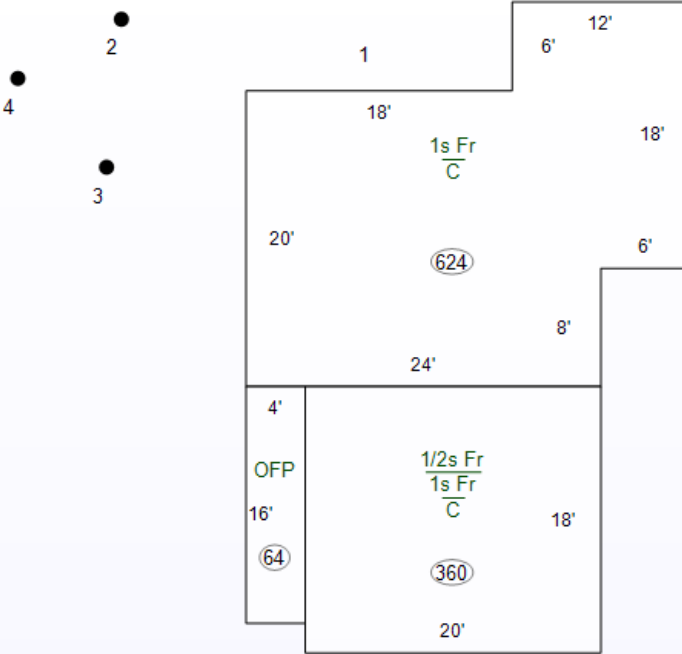
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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 1Fr	984	984	\$103,200	
2				
3				
4				
1/4				
1/2 1Fr	360	360	\$20,800	
3/4				
Attic				
Bsmt				
Crawl	984	0	\$7,500	
Slab				

Total Base \$131,500

Adjustments 1 Row Type Adj. x 1.00 \$131,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$131,500

Sub-Total, 1 Units

Exterior Features (+)	\$5,300	\$136,800
Garages (+) 0 sqft	\$0	\$136,800
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost		\$69,768

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 1/2	Wood Fr	E+2	1850	1850	175 F		0.85		1,344 sqft	\$69,768	65%	\$24,420	0%	100%	1.180	1.000	100.00	0.00	0.00	\$28,800
2: Type 3 Barn	1	T3AW	C	1900	1900	125 F	\$22.57	0.85		18' x 36' x 8'	\$9,259	70%	\$2,780	0%	100%	1.180	1.000	100.00	0.00	0.00	\$3,300
3: Utility Shed	1	SV	C	1997	1997	28 A		0.85		10'x20'		60%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	2000	2000	25 A		0.85		10'x12'		55%		0%	100%	1.180	1.000	0.00	100.00	0.00	\$0