

89-05-33-000-421.000-020

HUDSON, NICHOLAS ADAM TR

3560 N BRICK CHURCH RD

511, 1 Family Dwell - Unplatted (0 to 9.9

JEFFERSON-114112 (011)/

1/2

General Information

Parcel Number 89-05-33-000-421.000-020
Local Parcel Number 16-33-000-421.000-11

Tax ID: 011-00453-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township JEFFERSON TOWNSHIP

District 020 (Local 011) JEFFERSON TOWNSHIP

School Corp 8305 NETTLE CREEK

Neighborhood 114112-011 JEFFERSON-114112 (011)

Section/Plat 1633000

Location Address (1) 3560 N BRICK CHURCH RD CAMBRIDGE CITY, IN 47327

Zoning

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 2030

Ownership

HUDSON, NICHOLAS ADAM TRUST C/O UNION SAVINGS & LOAN ASSO 730 N CENTRAL AVE CONNERSVILLE, IN 47331

Legal

PT SE SEC 33-17-12 1.5A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/09/2024 to 01/01/1900.

Notes

8/30/2021 Misc: 2022 GENERAL REVALUATION

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 categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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 include land parcels 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.50), Actual Frontage (0), Developer Discount, Parcel Acreage (1.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.08), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.42), 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 (\$19,400), 91/92 Value (\$1,900), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$1,900), CAP 3 Value (\$0), Total Value (\$21,300).

Data Source Aerial

Collector 06/08/2021 jf

Appraiser 08/30/2021 gw

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1776 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	212	\$1,500
Canopy, Roof Extension	212	\$2,700

Plumbing

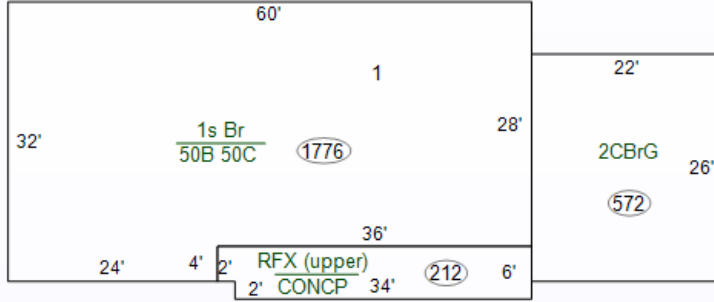
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1776	1776	\$168,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		888	0	\$32,600	
Crawl		888	0	\$7,200	
Slab					

Total Base \$208,000

Adjustments 1 Row Type Adj. x 1.00 \$208,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1776	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$220,300

Sub-Total, 1 Units

Exterior Features (+)	\$4,200	\$224,500
Garages (+) 572 sqft	\$22,300	\$246,800
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$220,269

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	Brick	C+1	1967	1980	45	A		0.85		2,664 sqft	\$220,269	30%	\$154,190	0%	100%	1.160	1.000	100.00	0.00	0.00	\$178,900