

General Information

Parcel Number
89-08-04-000-410.000-015

Local Parcel Number
24-04-000-410.000-10

Tax ID:
010-00578-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

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
2404000

Location Address (1)
2736 N BRICK CHURCH RD
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2028

Ownership

DRAKE PUREBRED FARMS INC
2425 N BRICK CHURCH RD
CAMBRIDGE CITY, IN 47327

Legal

E 1/2 SE SEC 4-16-12 10A



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	DRAKE PUREBRED F		CO	/		I

Notes

11/5/2019 Misc: 2020 GENERAL REVALUATION- ADDED 4 T3S, CNPY, CHANGED COND OF TWO T2S, TWO LEAN TOS, HOG CONF, AND ADJUSTED SIZES OF ALL BARNS, ALL GRAIN BINS, BOTH LEAN TOS, FRAME CORN CRIB, AND REMOVED FRAME CORN CRIB PER F/C

11/4/2019 Misc: 2020 GENERAL REVAL

Agricultural

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$50,100	Land	\$50,100	\$51,600	\$46,000	\$40,900	\$38,300
\$19,200	Land Res (1)	\$19,200	\$19,200	\$16,700	\$15,200	\$15,000
\$30,900	Land Non Res (2)	\$30,900	\$32,400	\$29,300	\$25,700	\$23,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$460,300	Improvement	\$460,300	\$460,300	\$429,600	\$412,700	\$441,700
\$362,100	Imp Res (1)	\$362,100	\$362,100	\$329,200	\$191,500	\$188,900
\$46,900	Imp Non Res (2)	\$46,900	\$46,900	\$48,100	\$48,900	\$48,200
\$51,300	Imp Non Res (3)	\$51,300	\$51,300	\$52,300	\$172,300	\$204,600
\$510,400	Total	\$510,400	\$511,900	\$475,600	\$453,600	\$480,000
\$381,300	Total Res (1)	\$381,300	\$381,300	\$345,900	\$206,700	\$203,900
\$77,800	Total Non Res (2)	\$77,800	\$79,300	\$77,400	\$74,600	\$71,500
\$51,300	Total Non Res (3)	\$51,300	\$51,300	\$52,300	\$172,300	\$204,600

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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
9	A		0	1.000000	1.00	\$19,200	\$19,200	\$19,200	0%	1.0000	100.00	0.00	0.00	\$19,200
9	A		0	1.000000	1.00	\$19,200	\$19,200	\$19,200	0%	1.0000	0.00	100.00	0.00	\$19,200
4	A	CRA	0	3.140000	1.02	\$2,120	\$2,162	\$6,789	0%	1.0000	0.00	100.00	0.00	\$6,790
4	A	LBB2	0	0.450000	0.64	\$2,120	\$1,357	\$611	0%	1.0000	0.00	100.00	0.00	\$610
4	A	LBD2	0	0.020000	0.50	\$2,120	\$1,060	\$21	0%	1.0000	0.00	100.00	0.00	\$20
71	A	CRA	0	2.300000	1.02	\$2,120	\$2,162	\$4,973	-40%	1.0000	0.00	100.00	0.00	\$2,980
71	A	LBB2	0	1.430000	0.64	\$2,120	\$1,357	\$1,941	-40%	1.0000	0.00	100.00	0.00	\$1,160
71	A	LBD2	0	0.200000	0.50	\$2,120	\$1,060	\$212	-40%	1.0000	0.00	100.00	0.00	\$130
82	A		0	0.460000	1.00	\$2,120	\$2,120	\$975	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.46
83 UT Towers NV	0.00
9 Homesite	2.00
91/92 Acres	0.00
Total Acres Farmland	7.54
Farmland Value	\$11,690
Measured Acreage	7.54
Avg Farmland Value/Acre	1550
Value of Farmland	\$11,690
Classified Total	\$0
Farm / Classified Value	\$11,700
Homesite(s) Value	\$38,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,200
CAP 2 Value	\$30,900
CAP 3 Value	\$0
Total Value	\$50,100

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Residential Dwelling		Full Bath	2	6
Story Height	2		Half Bath	0	0
Style	N/A		Kitchen Sinks	1	1
Finished Area	3343 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	4	8

☐ 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

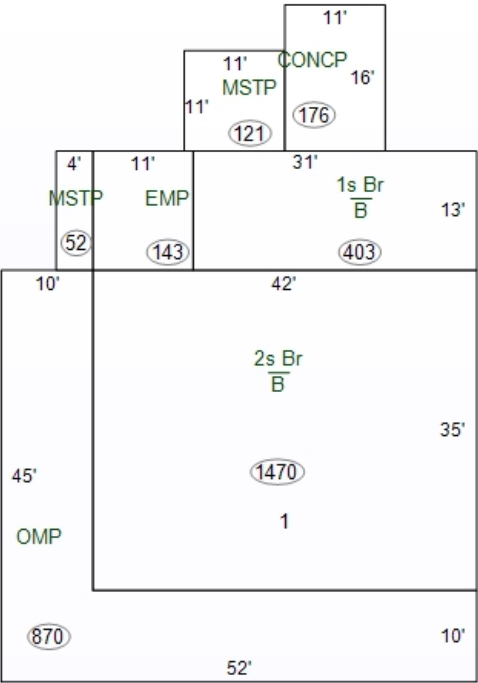
☐ Wood Shingle☐ Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	143	\$12,700
Porch, Open Masonry	870	\$32,500
Stoop, Masonry	52	\$2,300
Stoop, Masonry	121	\$3,500
Patio, Concrete	176	\$1,300

Accommodations		
Bedrooms		4
Living Rooms		1
Dining Rooms		1
Family Rooms		0
Total Rooms		7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	1873	1873	\$174,900
2	7	1470	1470	\$80,800
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1873	0	\$52,900
Crawl				
Slab				
Total Base				\$308,600
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1873 2:1470
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$324,100
Sub-Total, 1 Units				
Exterior Features (+)				\$52,300
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				1.10
Location Multiplier				0.85
Replacement Cost				\$351,934

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	2	Brick	C+2	1913	1960	65	A		0.85		5,216 sqft	\$351,934	42%	\$204,120	0%	100%	1.180	1.000	100.00	0.00	0.00	\$240,900
2: Barn, Pole (T3)	1	T3AW	C	1960	1960	65	A	\$19.62	0.85		28' x 40' x 8'	\$17,006	65%	\$5,950	0%	100%	1.000	1.000	0.00	100.00	0.00	\$6,000
3: Barn, Pole (T3) 02	1	T3AW	C	2010	2010	15	A	\$20.41	0.85		24' x 40' x 10'	\$15,612	30%	\$10,930	0%	100%	1.000	1.000	0.00	100.00	0.00	\$10,900
4: Barn, Pole (T3) 03	1	T3AW	C	2010	2010	15	A	\$17.55	0.85		24' x 72' x 10'	\$24,437	30%	\$17,110	0%	100%	1.000	1.000	0.00	100.00	0.00	\$17,100
5: Barn, Pole (T3) 04	1	T3AW	C	2012	2012	13	A	\$22.65	0.85		20' x 32' x 14'	\$12,320	25%	\$9,240	0%	100%	1.000	1.000	0.00	100.00	0.00	\$9,200
6: Canopy (free standing)	1		C	1930	1930	95	F		0.85		7'x44'	\$1,870	50%	\$940	0%	100%	1.180	1.000	100.00	0.00	0.00	\$1,100
7: Corn Crib, Frame	1	Free Sta	C	1900	1900	125	A	\$25.10	0.85		15' x24'	\$7,681	65%	\$2,690	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,700
8: Hog Confinement Facility	1	Wood Si	D	1955	1955	70	A	\$21.17	0.85		26'x60'	\$15,868	65%	\$5,550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,600
9: Lean-to	1	Earth Flo	C	1935	1935	90	A	\$4.69	0.85		14'x56' x 8'	\$3,125	65%	\$1,090	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100
10: Lean-to	1	Earth Flo	C	1935	1935	90	A	\$5.58	0.85		12'x60' x 10'	\$3,415	65%	\$1,200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200
11: Steel Grain Bin	1		C	1970	1970	55	A		0.85		22' x 18'	\$16,806	65%	\$5,880	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,900

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Steel Grain Bin	1		C	1966	1966	59 A		0.85		22' x 20'	\$17,950	65%	\$6,280	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,300
13: Steel Grain Bin	1		C	1966	1966	59 A		0.85		32' x 42'	\$48,568	65%	\$17,000	0%	100%	1.000	1.000	0.00	0.00	100.00	\$17,000
14: Type 2 Barn	1		D	1900	1900	125 A	\$32.19	0.85		44' x 60' x 20'	\$65,459	65%	\$22,910	50%	100%	1.000	1.000	0.00	0.00	100.00	\$11,500
15: Type 3 Barn	1	T31SO	C	1970	1970	55 A	\$17.31	0.85		30' x 32' x 14'	\$14,125	65%	\$4,940	25%	100%	1.000	1.000	0.00	100.00	0.00	\$3,700
16: Type 3 Barn	1	T3AW	C	2011	2011	14 A	\$11.69	0.85		80' x 105' x 18'	\$84,345	30%	\$59,040	0%	100%	1.000	1.000	100.00	0.00	0.00	\$59,000

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1008 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

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

2

Living Rooms

1

Dining Rooms

1

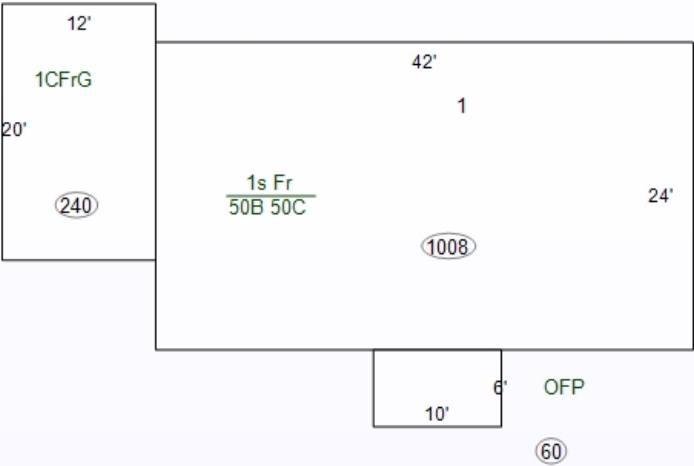
Family Rooms

0

Total Rooms

5

Heat Type



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1008	1008	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		504	0	\$24,100	
Crawl		504	0	\$5,700	
Slab					
		Total Base			\$135,100
Adjustments		1 Row Type Adj. x 1.00			\$135,100
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			\$135,100
		Sub-Total, 1 Units			
Exterior Features (+)				\$4,300	\$139,400
Garages (+) 240 sqft				\$12,800	\$152,200
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.85
Replacement Cost					\$103,496

Description	Area	Value
Porch, Open Frame	60	\$4,300

Specialty Plumbing		
Description	Count	Value

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	1920	1920	105	A		0.85		1,512 sqft	\$103,496	50%	\$51,750	0%	100%	1.180	1.000	100.00	0.00	0.00	\$61,100