General Information

Parcel Number
89-08-09-000-101.000-015

Local Parcel Number
24-09-000-101.000-10

Tax ID:
010-00757-00

Routing Number

Property Class 101
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
2409000

Location Address (1)
2077 N SYMONDS CREEK RD
CAMBRIDGE CITY, IN 47327

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling — **Flood Hazard** ☐

Public Utilities Electricity — **ERA** ☐

Streets or Roads Paved — **TIF** ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2028

Ownership

HOBBS, CHRISTOPHER D &
SHEILA R
2077 N SYMONDS CREEK RD
CAMBRIDGE CITY, IN 47327

Legal

W 1/2 NW SEC 9-16-12 80A 0.419A HWY GRANT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	HOBBS, CHRISTOPH		CO	/		I

Notes

12/4/2023 Misc: 2024 GENERAL REVAUATION

9/13/2019 Misc: 2020 GENERAL REVAL: ADJUST SIZE UTILITY SHED, T2 BARN; ADD WIRE CORN CRIB PER F/C 06-25-2019

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	☑	☐	☐	☐	☐
$89,300	**Land**	**$89,300**	**$98,200**	**$92,000**	**$78,100**	**$64,600**
$19,200	Land Res (1)	$19,200	$19,200	$16,700	$15,200	$15,000
$70,100	Land Non Res (2)	$70,100	$79,000	$75,300	$62,900	$49,600
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$161,600	**Improvement**	**$161,600**	**$161,600**	**$145,800**	**$137,300**	**$141,600**
$130,500	Imp Res (1)	$130,500	$130,500	$114,000	$103,600	$102,200
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$31,100	Imp Non Res (3)	$31,100	$31,100	$31,800	$33,700	$39,400
$250,900	**Total**	**$250,900**	**$259,800**	**$237,800**	**$215,400**	**$206,200**
$149,700	Total Res (1)	$149,700	$149,700	$130,700	$118,800	$117,200
$70,100	Total Non Res (2)	$70,100	$79,000	$75,300	$62,900	$49,600
$31,100	Total Non Res (3)	$31,100	$31,100	$31,800	$33,700	$39,400

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
4	A	EOA	0	9.590000	0.64	$2,120	$1,357	$13,014	0%	1.0000	0.00	100.00	0.00	$13,010
4	A	GE	0	2.060000	1.02	$2,120	$2,162	$4,454	0%	1.0000	0.00	100.00	0.00	$4,450
4	A	LBB2	0	17.620000	0.64	$2,120	$1,357	$23,910	0%	1.0000	0.00	100.00	0.00	$23,910
4	A	LBD2	0	13.760000	0.50	$2,120	$1,060	$14,586	0%	1.0000	0.00	100.00	0.00	$14,590
4	A	LCC3	0	2.230000	0.50	$2,120	$1,060	$2,364	0%	1.0000	0.00	100.00	0.00	$2,360
5	A	EOA	0	0.110000	0.64	$2,120	$1,357	$149	-60%	1.0000	0.00	100.00	0.00	$60
5	A	GE	0	1.120000	1.02	$2,120	$2,162	$2,421	-60%	1.0000	0.00	100.00	0.00	$970
5	A	LBB2	0	1.080000	0.64	$2,120	$1,357	$1,466	-60%	1.0000	0.00	100.00	0.00	$590
5	A	LBD2	0	6.300000	0.50	$2,120	$1,060	$6,678	-60%	1.0000	0.00	100.00	0.00	$2,670
6	A	EOA	0	1.890000	0.64	$2,120	$1,357	$2,565	-80%	1.0000	0.00	100.00	0.00	$510
6	A	GE	0	5.840000	1.02	$2,120	$2,162	$12,626	-80%	1.0000	0.00	100.00	0.00	$2,530
6	A	LBB2	0	0.590000	0.64	$2,120	$1,357	$801	-80%	1.0000	0.00	100.00	0.00	$160
6	A	LBD2	0	10.830000	0.50	$2,120	$1,060	$11,480	-80%	1.0000	0.00	100.00	0.00	$2,300
6	A	LCC3	0	1.400000	0.50	$2,120	$1,060	$1,484	-80%	1.0000	0.00	100.00	0.00	$300

Data Source External Only **Collector** 10/16/2023 js **Appraiser** 12/04/2023 Nexus

Land Computations

Calculated Acreage	80.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	80.00
81 Legal Drain NV	0.00
82 Public Roads NV	2.43
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	76.57
Farmland Value	$70,120
Measured Acreage	76.57
Avg Farmland Value/Acre	916
Value of Farmland	$70,140
Classified Total	$0
Farm / Classifed Value	$70,100
Homesite(s) Value	$19,200
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$19,200
CAP 2 Value	$70,100
CAP 3 Value	$0
Total Value	**$89,300**

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
71	A	EOA	0	1.890000	0.64	$2,120	$1,357	$2,565	-40%	1.0000	0.00	100.00	0.00	$1,540
71	A	LBD2	0	0.260000	0.50	$2,120	$1,060	$276	-40%	1.0000	0.00	100.00	0.00	$170
82	A		0	2.430000	1.00	$2,120	$2,120	$5,152	-100%	1.0000	0.00	100.00	0.00	$00

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2564 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

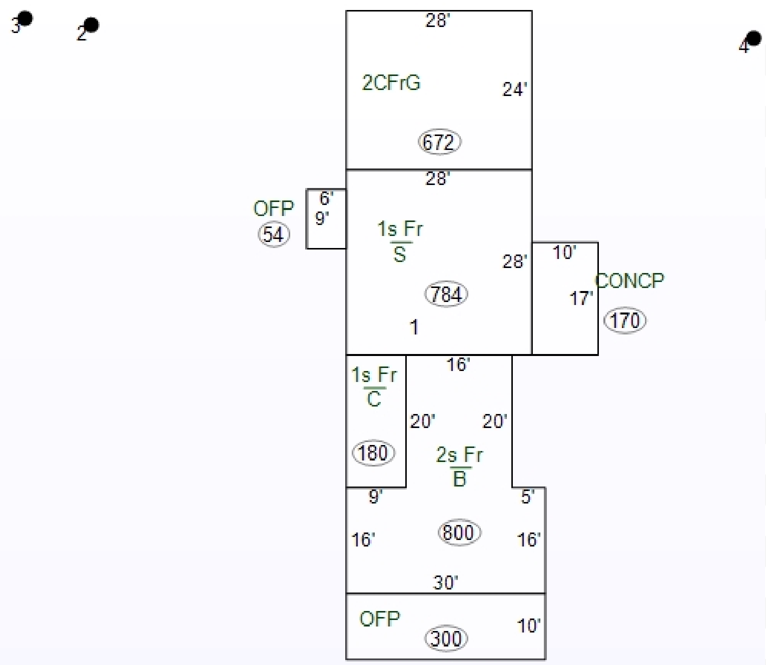
Central Warm Air

Roofing

- [ ] Built-Up
- [x] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	300	$14,000
Porch, Open Frame	54	$4,300
Patio, Concrete	170	$1,300



Specialty Plumbing

Description	Count	Value
Portable Spa	1	$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1764	1764	$152,600	
2	1Fr	800	800	$45,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		800	0	$30,600	
Crawl		180	0	$3,700	
Slab		784	0	$0	
				Total Base	$232,400
Adjustments				**1 Row Type Adj. x 1.00**	$232,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1764 2:800	$7,100
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $800	$2,400
Spec Plumb (+)					$1,700
Elevator (+)					$0
				Sub-Total, One Unit	$243,600
				Sub-Total, 1 Units	
Exterior Features (+)				$19,600	$263,200
Garages (+) 672 sqft				$26,000	$289,200
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.85
				Replacement Cost	$221,238

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Cond	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	Wood Fr	D+2	1880	1945	80	A		0.85		3,364 sqft	$221,238	50%	$110,620	0%	100%	1.180	1.000	100.00	0.00	0.00	$130,500
2: Corn Crib, Wire	1		C	1950	1950	75	F		0.85		1920 Bushels	$3,166	70%	$950	0%	100%	1.000	1.000	0.00	0.00	100.00	$1,000
3: Type 2 Barn	2		D	1878	1878	147	F	$50.01	0.85		46' x 62' x 22'	$100,207	70%	$30,060	0%	100%	1.000	1.000	0.00	0.00	100.00	$30,100
4: Utility Shed	1	SV	C+1	2001	2001	24	A		0.85		11'x17'		55%		0%	100%	1.180	1.000	100.00	0.00	0.00	$0

Total all pages $161,600 **Total this page** $161,600