

89-08-14-000-112.000-015

COLLINS, BENJAMIN O & ASHL

861 CAMBRIDGE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-224997 (010)/22 1/2

General Information

Parcel Number 89-08-14-000-112.000-015
Local Parcel Number 24-14-000-112.000-10

Tax ID: 010-00689-00

Routing Number

Property Class 511
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 2414000
Location Address (1) 861 CAMBRIDGE RD 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

COLLINS, BENJAMIN O & ASHLEE
861 CAMBRIDGE RD
CAMBRIDGE CITY, IN 47327

Legal

W D NW SEC 14-16-12 7.02A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 10/21/2020 COLLINS, BENJAMIN and 01/01/1900 CANADY, BRIAN S &

Notes

1/17/2024 Misc: 2024 GENERAL REVAUATION
8/19/2021 Misc: 2022 PARCEL REVIEW: REMOVE SHED PER F/C 6-22-21
10/29/2019 Misc: 2020 GENERAL REVAL- ADJUSTED LAND TYPE
9/16/2019 Misc: 2020 GENERAL REVALUATION 6/25/2019: ADDED SHED PER F/C

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 include 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (7.02), Actual Frontage (0), Developer Discount, Parcel Acreage (7.02), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.12), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (5.90), 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 (\$19,200), 91/92 Value (\$23,600), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$23,600), CAP 3 Value (\$0), Total Value (\$42,800).

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1846 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, Enclosed Frame	144	\$11,600
Wood Deck	108	\$2,800
Wood Deck	144	\$3,700

Plumbing

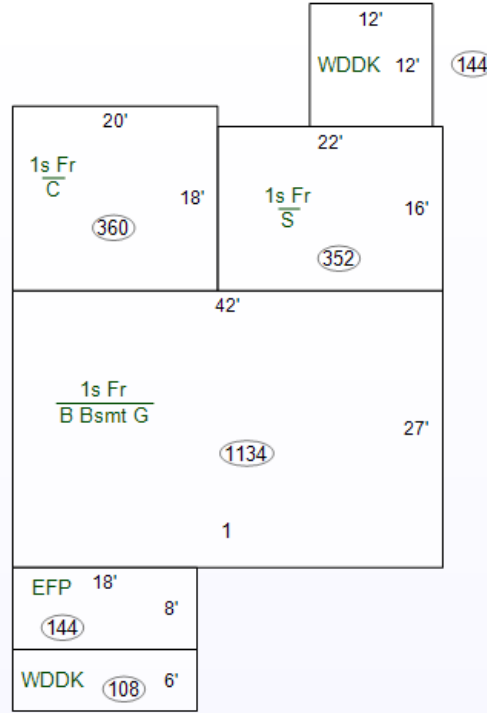
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1846	1846	\$157,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1134	0	\$37,500	
Crawl	360	0	\$4,800	
Slab	352	0	\$0	

Total Base \$199,700

Adjustments 1 Row Type Adj. x 1.00 \$199,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
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 \$204,200

Sub-Total, 1 Units

Exterior Features (+)	\$18,100	\$222,300
Garages (+) 450 sqft	\$4,900	\$227,200
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$183,464

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	C-1	1958	1958	67 A		0.85		2,980 sqft	\$183,464	42%	\$106,410	0%	100%	1.180	1.000	100.00	0.00	0.00	\$125,600