

General Information
Parcel Number
 89-08-15-000-205.000-015
Local Parcel Number
 24-15-000-205.000-10
Tax ID:
 010-00590-00
Routing Number

Ownership
 PEGGS, CARA F
 998 N CAMBRIDGE RD
 CAMBRIDGE CITY, IN 47327
Legal
 PT NE 15-16-12 118.589A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/08/2025	PEGGS, CARA F	2025000176	GR	/		
01/08/2025	PEGGS, CARA F	2025000176	GR	/		
02/12/2020	PEGGS, CARA F	2020001104	WD	/	\$690,000	
11/06/2009	STOLTZFUS, REUBE		CO	/	\$460,000	
11/06/2009	STOLTZFUS, REUBE	2009010483	WD	/		
01/01/1900	ROGERS, GREGORY	2009010483	WD	/		

Notes
 1/18/2024 Misc: 2024 GENERAL REVAUATION
 2024 REMOVE DWELLING PER OWNER/ SITE VISIT
 1/18/2024 Misc: 2024 GENERAL REVAUATION
 8/8/2023 SPLIT/COMBINE/ETC: 2024: INST #2023000385 SPLIT 20.141 ACRES AG LAND ONLY TO 010.00590.02 01/18/2023
 9/22/2020 Misc: 2021: REMOVE T30W PER F/C 9/14/20

Property Class 101
 Cash Grain/General Farm



Agricultural

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
 2415000
Location Address (1)
 1006 N CAMBRIDGE RD
 CAMBRIDGE CITY, IN 47327

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$193,400	Land	\$193,400	\$183,000	\$172,700	\$139,400	\$122,000
\$19,200	Land Res (1)	\$19,200	\$16,700	\$15,200	\$15,000	\$15,000
\$174,200	Land Non Res (2)	\$174,200	\$166,300	\$157,500	\$124,400	\$107,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$95,400	Improvement	\$95,400	\$98,100	\$147,800	\$169,100	\$151,300
\$0	Imp Res (1)	\$0	\$0	\$60,300	\$59,400	\$54,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$95,400	Imp Non Res (3)	\$95,400	\$98,100	\$87,500	\$109,700	\$96,800
\$288,800	Total	\$288,800	\$281,100	\$320,500	\$308,500	\$273,300
\$19,200	Total Res (1)	\$19,200	\$16,700	\$75,500	\$74,400	\$69,500
\$174,200	Total Non Res (2)	\$174,200	\$166,300	\$157,500	\$124,400	\$107,000
\$95,400	Total Non Res (3)	\$95,400	\$98,100	\$87,500	\$109,700	\$96,800

9/16/2019 Misc: 2020 GENERAL REVAL: REMOVE STEEL GRAIN BIN, CONCP, DETGAR, FRAME CORN CRIB, THREE HOG CONFINEMENT FACILITIES; REMOVE SV TWO T2 BARN, TWO LEAN-TOS; ADJUSTED SIZE TWO T3 BARN, TWO T2 BARN, QUONSET BUILDING, THREE LEAN-TOS, CHANGE CONST YEAR T2 BARN, LEAN-TO; CHANGE GRADE T2 BARN TO C, CHANGE COND QUONSET BUILDING TO VP PER F/C 06-26-2019

2/14/2019 Misc: 2019 - SLURRY TANK CORRECTION 2/14/2019

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

Zoning
 ZO01 Residential
Subdivision

Lot

Market Model
 N/A
Characteristics
Topography **Flood Hazard**
 Level
Public Utilities **ERA**
 Electricity
Streets or Roads **TIF**
 Paved
Neighborhood Life Cycle Stage
 Static

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	25.336000	0.64	\$2,390	\$1,530	\$38,764	0%	1.0000	0.00	100.00	0.00	\$38,760
4	A	EXB3	0	12.503	0.51	\$2,390	\$1,219	\$15,241	0%	1.0000	0.00	100.00	0.00	\$15,240
4	A	EXC3	0	15.803	0.50	\$2,390	\$1,195	\$18,885	0%	1.0000	0.00	100.00	0.00	\$18,880
4	A	GE	0	16.740000	1.02	\$2,390	\$2,438	\$40,812	0%	1.0000	0.00	100.00	0.00	\$40,810
4	A	HU	0	0.530000	0.50	\$2,390	\$1,195	\$633	0%	1.0000	0.00	100.00	0.00	\$630
4	A	MA	0	3.81000	1.28	\$2,390	\$3,059	\$11,655	0%	1.0000	0.00	100.00	0.00	\$11,650
4	A	MRB	0	1.810000	0.89	\$2,390	\$2,127	\$3,850	0%	1.0000	0.00	100.00	0.00	\$3,850
4	A	OCA	0	6.680000	0.94	\$2,390	\$2,247	\$15,010	0%	1.0000	0.00	100.00	0.00	\$15,010
4	A	SH	0	4.9720000	1.11	\$2,390	\$2,653	\$13,191	0%	1.0000	0.00	100.00	0.00	\$13,190
5	A	EOA	0	.54600	0.64	\$2,390	\$1,530	\$835	-60%	1.0000	0.00	100.00	0.00	\$330
5	A	EXB3	0	0.040000	0.51	\$2,390	\$1,219	\$49	-60%	1.0000	0.00	100.00	0.00	\$20
5	A	HU	0	1.611	0.50	\$2,390	\$1,195	\$1,925	-60%	1.0000	0.00	100.00	0.00	\$770
5	A	MA	0	1.914000	1.28	\$2,390	\$3,059	\$5,855	-60%	1.0000	0.00	100.00	0.00	\$2,340
6	A	EOA	0	0.030000	0.64	\$2,390	\$1,530	\$46	-80%	1.0000	0.00	100.00	0.00	\$10

Land Computations

Calculated Acreage	118.59
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	118.59
81 Legal Drain NV	0.00
82 Public Roads NV	0.98
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	116.61
Farmland Value	\$174,240
Measured Acreage	116.61
Avg Farmland Value/Acre	1494
Value of Farmland	\$174,220
Classified Total	\$0
Farm / Classified Value	\$174,200
Homesite(s) Value	\$19,200
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,200
CAP 2 Value	\$174,200
CAP 3 Value	\$0
Total Value	\$193,400

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
6	A	EXC3	0	2.260000	0.50	\$2,390	\$1,195	\$2,701	-80%	1.0000	0.00	100.00	0.00	\$540
6	A	GE	0	19.47	1.02	\$2,390	\$2,438	\$47,468	-80%	1.0000	0.00	100.00	0.00	\$9,490
71	A	EOA	0	0.010000	0.64	\$2,390	\$1,530	\$15	-40%	1.0000	0.00	100.00	0.00	\$10
71	A	EXB3	0	0.470000	0.51	\$2,390	\$1,219	\$573	-40%	1.0000	0.00	100.00	0.00	\$340
71	A	EXC3	0	0.310000	0.50	\$2,390	\$1,195	\$370	-40%	1.0000	0.00	100.00	0.00	\$220
71	A	OCA	0	1.400000	0.94	\$2,390	\$2,247	\$3,146	-40%	1.0000	0.00	100.00	0.00	\$1,890
72	A	WTR	0	.367	0.50	\$2,390	\$1,195	\$439	-40%	1.0000	0.00	100.00	0.00	\$260
82	A		0	.977	1.00	\$2,390	\$2,390	\$2,335	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Lean-To
 Description Lean-to
 Story Height 0
 Style N/A
 Finished Area
 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

Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

	●		
	●	3	
	●		
	●	2	
	●		
	●	5	
	●		
	●	1	
	●		
	●	11	
	●		
	●	10	
	●		
	●	4	9
	●		
	●	8	
	●		
	●	6	7

Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr Base Finish Value Totals
 1
 2
 3
 4
 1/4
 1/2
 3/4
 Attic
 Bsmt
 Crawl
 Slab

Total Base

Adjustments Row Type Adj.

Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade)

Location Multiplier 0.85

Replacement Cost \$6,418

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: Lean-to	1	Earth Flo	C	1900	1900	125 A	\$4.69	0.85		35'x46' x 8'	\$6,418	65%	\$2,250	96%	100%	1.000	1.000	0.00	0.00	100.00	\$100
2: Lean-to	1	Earth Flo	C	2000	2000	25 A	\$4.69	0.85		14'x36' x 8'	\$2,009	45%	\$1,110	92%	100%	1.000	1.000	0.00	0.00	100.00	\$100
3: Lean-to	1	Earth Flo	C	2009	2009	16 F	\$4.69	0.85		18'x37' x 8'	\$2,655	35%	\$1,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,700
4: Lean-To	1	Earth Flo	C	2023	2023	2 A	\$1.13	0.85		42'x64' x 0'	\$2,582	5%	\$2,450	0%	100%	1.180	1.000	0.00	0.00	100.00	\$2,900
5: Quonset Building	1		C	1990	1990	35 VP	\$17.42	0.85		12' x 14'	\$2,488	75%	\$620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
2x6: Silo	1	Concrete	C	2015	2015	10 A		0.85		14' x 60'	\$20,910	30%	\$14,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$29,300
7: Slurry Tank, In-Ground	1	Round	C	2011	2011	14 A		0.85		17663 cf	\$35,732	40%	\$21,440	50%	100%	1.000	1.000	0.00	0.00	100.00	\$10,700
8: Type 2 Barn	1		C	1900	1900	125 A	\$35.83	0.85		36' x 46' x 16'	\$45,697	65%	\$15,990	99%	100%	1.000	1.000	0.00	0.00	100.00	\$200
9: Type 2 Barn	2		C	1900	2010	15 A	\$55.06	0.85		32' x 62' x 26'	\$88,750	30%	\$62,120	100%	100%	1.000	1.000	0.00	0.00	100.00	\$100
10: Type 3 Barn	1	T3AW	C	1900	2009	16 A	\$18.02	0.85		26' x 60' x 10'	\$22,276	30%	\$15,590	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,600
11: Type 3 Barn	1	T3AW	C	1990	1990	35 A	\$12.17	0.85		60' x 120' x 16'	\$75,687	55%	\$34,060	0%	100%	1.000	1.000	0.00	0.00	100.00	\$34,100

