

89-08-22-440-138.008-016

DAVIS, ROBERT W & CHERYL A

2 ORCHARD ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (019)/19 1/2

General Information

Parcel Number 89-08-22-440-138.008-016

Local Parcel Number 24-22-440-138.080-19

Tax ID: 019-00216-09

Routing Number

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 016 (Local 019) CAMBRIDGE CITY TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 194087-019 JACKSON-194087 (019)

Section/Plat 2422440

Location Address (1) 2 ORCHARD ST CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

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 Tuesday, April 29, 2025

Review Group 2028

Ownership

DAVIS, ROBERT W & CHERYL A 2 ORCHARD ST CAMBRIDGE CITY, IN 47327

Legal

LOT 8 FEEMSTER ADDN



Transfer of Ownership

Date 01/01/1900 Owner DAVIS, ROBERT W & Doc ID Code Book/Page Adj Sale Price V/I

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from 2025 to 2022.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 15 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. Values include F, F, 84, 84x165, 1.09, \$171, \$186, \$15,624, 0%, 1.0000, 100.00, 0.00, 0.00, \$15,620.

Notes

11/2/2023 Misc: 2024 GENERAL REVALUATION
2/14/2020 Misc: MOVED TO NBHD 194087-PUT PROPERTIES ON STREET IN SAME NBHD-RC
11/4/2019 Misc: 2020 GENERAL REVAL: ADD CONCP AND CHANGE OFF TO LIVING PER F/C 6/24/19
10/29/2019 Misc: 2020 NEW CONSTRUCTION: CHANGED THE OFF TO AN EFF

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.32), Actual Frontage (84), Developer Discount, Parcel Acreage (0.32), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.32), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,600).

Data Source External Only Collector 11/01/2023 js

Appraiser 11/02/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2094 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
Stoop, Masonry	40	\$2,300
Canopy, Roof Extension	40	\$1,000
Porch, Enclosed Frame	160	\$11,600
Patio, Concrete	176	\$1,300

Plumbing

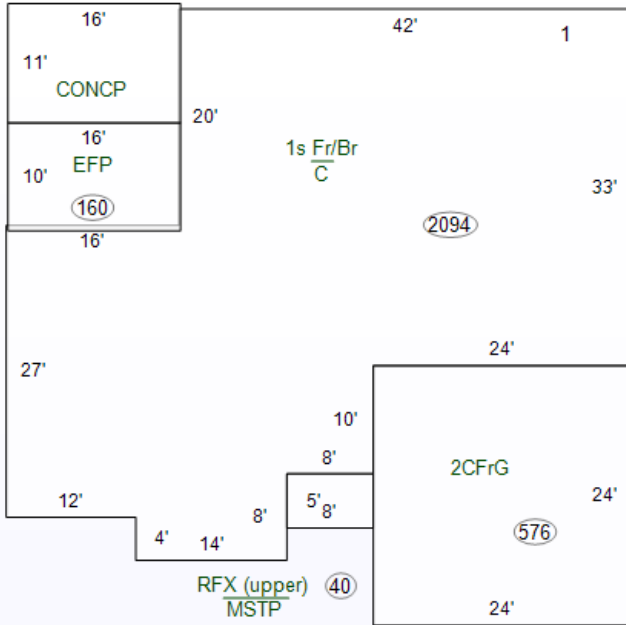
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	2094	2094	\$178,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl	2094	0		\$11,200	
Slab					

Total Base \$189,500

Adjustments 1 Row Type Adj. x 1.00 \$189,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2094	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$201,400

Sub-Total, 1 Units

Exterior Features (+)	\$16,200	\$217,600
Garages (+) 576 sqft	\$24,700	\$242,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$216,253

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	2/6 Maso	C+1	2001	2001	24	A		0.85		2,094 sqft	\$216,253	22%	\$168,680	0%	100%	1.090	1.000	100.00	0.00	0.00	\$183,900
2: Utility Shed	1	SV	D	2001	2001	24	A		0.85		10'x12'		55%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0