

89-08-26-120-109.000-016

TAYLOR, GEORGE M & LILLIAN

213 N GRAHAM ST

510, 1 Family Dwell - Platted Lot

JACKSON-194081 (019)/19

1/2

General Information

Parcel Number 89-08-26-120-109.000-016
Local Parcel Number 24-26-120-109.000-19
Tax ID: 019-00956-00
Routing Number

Ownership

TAYLOR, GEORGE M & LILLIAN LYN OF TAYLOR FAMILY TRUST PO BOX 1019 CONNERSVILLE, IN 47331

Legal

ERNR LOTS 9,12 30 FT LOTS 10,11 15 FT PT LOT 4 & PT VAC ST & ALLEYS IN BLK 19

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 2010 to 2020.

Notes

11/2/2023 Misc: 2024 GENERAL REVALUATION
12/2/2019 Misc: 2020- CHANGED SFD GRADE TO C+1 PER F/C

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 016 (Local 019) CAMBRIDGE CITY TOWN
School Corp 8355 WESTERN WAYNE
Neighborhood 194081-019 JACKSON-194081 (019)
Section/Plat 2426120
Location Address (1) 213 N GRAHAM ST CAMBRIDGE CITY, IN 47327

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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 show land data for F and F pricing methods.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High
Public Utilities ERA All
Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 10/25/2023 js

Appraiser 11/02/2023 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$24,800.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1392 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, Open Frame	120	\$7,500
Patio, Concrete	216	\$1,700
Canopy, Shed Type	216	\$1,800
Porch, Enclosed Frame	208	\$13,800
Patio, Concrete	48	\$400
Canopy, Shed Type	48	\$500
Patio, Concrete	160	\$1,200

Plumbing

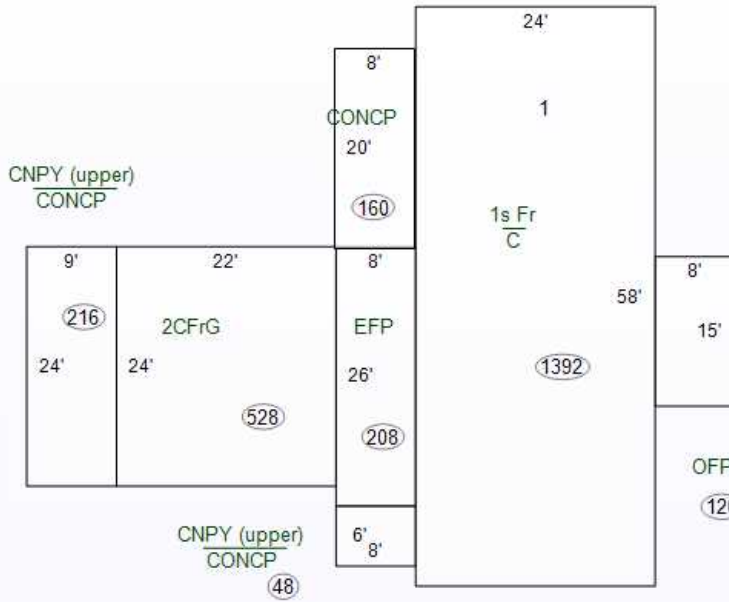
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1392	1392	\$129,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1392	0	\$9,000	
Slab				

Total Base \$138,100

Adjustments 1 Row Type Adj. x 1.00 \$138,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$140,500

Sub-Total, 1 Units

Exterior Features (+)	\$26,900	\$167,400
Garages (+) 528 sqft	\$21,400	\$188,800
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.85	

Replacement Cost \$112,336

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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-1	1976	1976	49	A			0.85		1,392 sqft	\$112,336	40%	\$67,400	0%	100%	1.010	1.000	100.00	0.00	0.00	\$68,100