89-08-26-120-301.000-016	CAMBRIDGE S	QUARE PROPER	210 N LEE ST		401, 4 to 1	9 Family Apa	tments	WAYNE COM-294605 (0	<b>)19)</b> / <sup>1/4</sup>
General Information	Ow	nership		Tra	Insfer of Owners	ship		Notes	
Parcel Number		UARE PROPERTIES	Date Ov	vner	Doc ID Co	ode Book/Page	Adj Sale Price V/I	12/13/2024 Appeal: 2024 APPEAL E ADJUST INCOME APPROACH	ECSION:
89-08-26-120-301.000-016	PO BOX 703 WASBASH, IN 46	992	09/07/2012 CA	MBRIDGE SQUAR		WD /	1	4/12/2024 Nexus: 2024 APARTMEN	
Local Parcel Number 24-26-120-301.000-19			01/01/1900 LE	ONARD, WALTER	2012007621	WD /	1	SECTION 42; LEFT AS INCOME API VALUATION -BB/NEXUS	
Tax ID:	l	₋egal						9/11/2018 Misc: 18p19- Changed to	income
019-01045-00	SE COR NW SEC 26-1	6-12 1.498A						approach per appeal JH/Nexus	
Routing Number									
Property Class 401 RENTAL					Comme	ercial			
4 to 19 Family Apartments		luation Records (Worl	k In Brogroop yel	une are not cortific					
Year: 2025	2025	Assessment Year	2025 2025	2025 2025	a values and ar 2024	2024 2024			
Location Information	2025 WIP	Reason For Change	2023 AA	2025 AA	APP DECISION	2024 A/			
County	04/01/2025	As Of Date	04/22/2025	04/22/2025	12/13/2024	04/17/2024			
WAYNE	Income Approach	Valuation Method	Other (external)	Income Approach	Income Approach	Income Approact			
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.000			
JACKSON TOWNSHIP		Notice Required		$\checkmark$	$\checkmark$				
District 016 (Local 019)	\$9,900	Land	\$11,500	\$9,400	\$11,500	\$12,00	\$29,900		
CAMBRIDGE CITY TOWN	\$0	Land Res (1)	\$0	\$0	\$0	\$(	\$0		
School Corp 8355	\$9,900 \$0	Land Non Res (2) Land Non Res (3)	\$11,500 \$0	\$9,400 \$0	\$11,500	\$12,000 \$(			
WESTERN WAYNE	\$169,700	Improvement	\$160,600	\$161,700	\$0 \$160,600	\$167,60			
Neighborhood 294605-019	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0		
WAYNE COM-294605 (019)	\$169,700	Imp Non Res (2)	\$160,600 \$0	\$161,700 \$0	\$160,600 \$0	\$167,600 \$(			
Section/Plat	\$0 \$179,600	Imp Non Res (3)	\$172,100	\$171,100	\$172,100	\$179,60			
2426120	\$0	Total Res (1)	\$0	\$0	\$0	\$(	\$0	Land Computatio	ns
Location Address (1)	\$179,600 \$0	Total Non Res (2)	\$172,100 \$0	\$171,100 \$0	\$172,100 \$0	\$179,600 \$(		Calculated Acreage	1.50
210 N LEE ST CAMBRIDGE CITY, IN 47327	<b>Ф</b> О	Total Non Res (3) Land Data (Standa	· ·		<del>ە</del> 0 Lot: Res 100' X (		0 \$0	Actual Frontage	0
	Land Pricing Soil							Developer Discount	
Zoning	Land Metho ID	Act Size F	actor Rate	Adj. Ext Rate Value		Cap 1 Cap 2	Cap 3 Value	Parcel Acreage	1.50
ZO01 Residential	a a		1 00 \$20.000	\$20,000 \$20,000		0.00 100.00	0.00 \$20,000	81 Legal Drain NV 82 Public Roads NV	0.00 0.00
Subdivision	11 A 13 A					0.00 100.00	0.00 \$20,000 0.00 \$9,960		0.00
	13 A	0 0.498000	1.00 \$20,000	\$20,000 \$9,960	0% 1.0000	0.00 100.00	0.00 \$9,960	9 Homesite	0.00
Lot								91/92 Acres	0.00
								Total Acres Farmland	1.50
Market Model								Farmland Value	\$0
Apartment 401								Measured Acreage	0.00
Characteristics								Avg Farmland Value/Acre	0.0
Topography Flood Hazard								Value of Farmland	\$0
								Classified Total	\$0
Public Utilities ERA								Farm / Classifed Value	\$0
All								Homesite(s) Value	\$0
Streets or Roads TIF								91/92 Value	\$0
Paved								Supp. Page Land Value	
Neighborhood Life Cycle Stage								CAP 1 Value	\$0
Static Printed Tuesday, April 29, 2025								CAP 2 Value CAP 3 Value	\$30,000 \$0
Review Group 2028	Data Source Ex	ternal Only Colle	ector 11/27/2023	Nexus	Appraise			Total Value	\$30,000
		•			••				+-3,003

89-08-26-120-3	301.00	0-01	6	С		RIDGE	SQ	UARE PF	ROF	PER 2	10 N L	EE ST				401,	, 4 to 19	Family A	partr	ments		WAYN	Е СОМ-	294605	(019)/	2/4
		Gene	eral li	nform	ation																Flo	or/Use	Computa	ations		
Occupancy C	/I Build	ling	I	Pre. U	se	Apar	tment	t												Pricing Key		GCR	GCR			
Description A	PT		I	Pre. F	raming	Woo	d Jois	st												Use	A	PART	APART			
Story Height 2			I	Pre. Fi	inish	Finis	hed D	Divided												Use Area	326	64 sqft	3264 sqft			
Type N	/A		1	# of U	nits	8														Area Not in Us	е	0 sqft	0 sqft			
	S	В		В		1		U												Use %	1	00.0%	100.0%			
Wall Type			1	: 2(268	B')		U: 1(	(268')												Eff Perimeter		268'	268			
Heating						3264 s		3264 sqt	ft,										_	PAR		8	8			
A/C							•							102	2'					# of Units / AC		4 / N	4 / N			
Sprinkler																				Avg Unit sz dpt	:h	816	816			
Plumbi	na RF	S/CI				Ro	ofing					1		1s F		210	- 212 N L	EE OT		Floor		1	2			
T tullion	#		# 1	TF 🗌	Built U			Metal	-	32'				1s E		210	- 212 IN L	EE SI		Wall Height		9'	9'			
Full Bath	<b>7</b> 0	0		0 [	Wood			Slate						3264	4					Base Rate	\$1	109.36	\$65.95			
Half Bath	0	0	0	0	Other															Frame Adj		\$0.00	\$0.00			
Kitchen Sinks	0	0	-	0	_	CK Ad	iustm	ents												Wall Height Ad	j	\$0.00	\$0.00			
Water Heaters	0	0		0				at Insulatio				0	1s CONCF	1.	CONCP		01			Dock Floor		\$0.00	\$0.00			
Add Fixtures	Ū	0	0	0	SteelGF		luSR	Int Line				8' 10'		15	80	10	8'			Roof Deck		\$0.00	\$0.00			
Total	0	0	0	0				Sand Pi					_ 00		00					Adj Base Rate	\$1	109.36	\$65.95			
Total	0	-		· Featu	_		10													BPA Factor		1.00	1.00			
Description		EAU	crior	Teatt	1100	Are	2	Valu	•											Sub Total (rate	e) \$1	109.36	\$65.95			
Patio, Concrete						8		\$60												Interior Finish		\$0.00	\$0.00			
Patio, Concrete						8		\$60												Partitions		\$0.00	\$0.00			
						0	0	ψυυί	0											Heating		\$0.00	\$0.00			
																				A/C		\$0.00	\$0.00			
																				Sprinkler		\$0.00	\$0.00			
Special I	Featur	es			Oth	ner Plu	umbir	າg					Building	Cor	nputatio	ns				Lighting		\$0.00	\$0.00			
Description		V	alue	Desc	ription	1		Value	e	Sub-Total	(all floor	s)	\$628,87	5 (	Garages				\$0	Unit Finish/SR		\$8.68	\$8.68			
									F	Racquetba	ll/Squash		\$		Fireplaces				\$0	GCK Adj.		\$0.00	\$0.00			
									٦	Theater Ba	lcony		\$	0 5	Sub-Total	(build	ling)	\$630,0	)75	S.F. Price	\$1	118.04	\$74.63			
									F	Plumbing			\$		Quality (Gr	,			\$1	Sub-Total						
									(	Other Plum	nbing		\$	0 L	_ocation M	ultiplie	er	0	.85	Unit Cost		\$0.00	\$0.00			
									5	Special Fe	atures		\$	0 F	Repl. Cost	New		\$535,	564	Elevated Floor		\$0.00	\$0.00			
									E	Exterior Fe	atures		\$1,20	0						Total (Use)	\$3	885,283	\$243,592			
												Sumr	mary of Im	pro∖	vem <u>ents</u>											
Description			tory ight	Const Type				Eff Eff ′ear Age		Base Rate	LCM	Adj Rate		Size	•	RCN	Norm Dep	Remain. Value	Abn Obs		Mrkt	Cap 1	Cap 2	Cap 3	Improv	Value
1: APT			-	3/6 Ma			79 19	•			0.85		6,52	8 sqf	t \$535	5,564	53%	\$251,710		5 100% 1.000	1.000	0.00	100.00	0.00	\$251,7	/00

Procental Information           Occupancy Coll         Coll <th colspan="2">89-08-26-120-301.000-016 CAMBRIDGE SQUARE PR</th> <th>OPER 21</th> <th>10 N LEE</th> <th>ST</th> <th colspan="8">401, 4 to 19 Family Apartments</th> <th colspan="6">WAYNE COM-294605 (019)/</th>	89-08-26-120-301.000-016 CAMBRIDGE SQUARE PR		OPER 21	10 N LEE	ST	401, 4 to 19 Family Apartments								WAYNE COM-294605 (019)/					
Description         APT         Pre         Praining         Wood Joint           Story Height         2         Pre         Framing         Vood Joint         12           Will Type         N/A         # of Units         12         Use Area         0.00	G	eneral Information											Floo	or/Use	Computa	itions			
Shory Height 2         Pro: Finished Dudded         Finished Dudded           Type         N/A         # of Units         12           Wall Type         1.2(28)         U:1(268)         U:1(268)           Heating         3464 sq ft         3264 sq ft         0.8d         0.8d           Sprinkler         3464 sq ft         3264 sq ft         0.8d         0.8d           N/A         # TF         Bull Ub         The Mathematica         1.8         1.8           AC         Sprinkler         Roofing         1.5         1.5         210-220 N LEE ST           Plumbing RESIC         Roofing         1.5         1.5         210-220 N LEE ST         30.00         50.00         50.00           Mitter Heaters         0         0         0         0         0         0.00         <	Occupancy C/I Building	g Pre. Use Ap	partment								Pricing	Key		GCR	GCR	GCF	2		
Type NA # of Units 12   SB I U   Wall Type 3464 sqt 3264 sqt   3464 sqt 3264 sqt 3264 sqt   Sprinkler 102   Pumbing RES/CI Roofing   Fuil Bath 0 0 0   0 0 0 0   0 0 0 0   0 0 0 0   0 0 0 0   0 0 0 0   0 0 0 0   0 0 0 0   0 0 0 0   0 0 0 0   0 0 0 0   0 0  <	Description APT	Pre. Framing Wo	ood Joist								Use		A	PART	HOSERV	APART			
SB         B         I         U           Wall Type         1: 2(28)'         U: 1(263)'         U: 1(263)'         U: 1(263)'           Mail Type         1: 2(28)'         U: 1(263)'         U: 1(263)'         U: 1(263)'           AC         Sprinkler         3464 sqft         3264 sqft         3264 sqft         316'         8         8         8         9           Flumbing RESIC         Roofing         Is Fr         State         102'         1         1         2           102'         1         Str         1         1         2         1         1         2           102'         1         Str         1         1         2         1         1         2           102'         1         Str         1         1         2         1         1         2         1         1         2         1         1         2         1         1         2         1         1         1         2         1         1         2         1         1         2         1         1         2         1         1         2         1         1         2         1         1         2         1	Story Height 2	Pre. Finish Fir	nished Divided								Use Are	а	326	4 sqft	200 sqft	3264 sqf	t		
Wail Type         1: 2(283')         U: 1(263')           Heating         3264 sqtt         3266 stgtt         3266 stgtt         3266	Type N/A	# of Units 12									Area No	t in Use		0 sqft	0 sqft	0 sqf	t		
Area       Value	SB	B 1	U								Use %		g	94.2%	5.8%	100.0%	)		
Heating       3264 sqft       326 sqft <th< td=""><td>Wall Type</td><td>1: 2(288')</td><td>U: 1(268')</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Eff Peri</td><td>neter</td><td></td><td>288'</td><td>288'</td><td>268</td><td>•</td></th<>	Wall Type	1: 2(288')	U: 1(268')								Eff Peri	neter		288'	288'	268	•		
A/C       Sprinkler       # of controls / AC       A/N       0/N       8/N         Plumbing RES/C       Base Rate       No       0 </td <td></td> <td>, ,</td> <td>4 sqft 3264 sqft</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>PAR</td> <td></td> <td></td> <td>8</td> <td>8</td> <td>8</td> <td>3</td>		, ,	4 sqft 3264 sqft								PAR			8	8	8	3		
Spinial         Spinial <t< td=""><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td># of Uni</td><td>ts / AC</td><td></td><td>4 / N</td><td>0 / N</td><td>8 / N</td><td>I</td></t<>	-										# of Uni	ts / AC		4 / N	0 / N	8 / N	I		
Plumbing RES/         Roofing         Image: Figure	Sprinkler					102	2'				Avg Un	t sz dpth		816		816	5		
#       T       #       #       T       #       #       #       #       #       #       #       #	-		Roofing				_			10'	Floor			1	1	2	2		
Haif Bath       0						1s H	-r				Wall He	ight		9'	9'	9			
Haif Bath       0				32'	1	13 1	-	218 - 220 N	LEE ST	S20'	Base R	ate	\$1	09.36	\$149.30	\$65.95	5		
Kitchen Sinks       0       0       0       0       0       CK Adjustments         Water Heaters       0 <td></td> <td></td> <td></td> <td></td> <td></td> <td>326</td> <td>4</td> <td></td> <td></td> <td>200</td> <td>Frame</td> <td>Adj</td> <td></td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>)</td>						326	4			200	Frame	Adj		\$0.00	\$0.00	\$0.00	)		
Water Heaters       0       <			diustments								Wall He	ight Adj	1	\$0.00	\$0.00	\$0.00	)		
Add Fixtures       0       0       Husge       Imt Liner         Total       0       0       0       Husge       Imt Liner         Total       0       0       0       Husge       Imt Liner         Description       Exterior Features       Area       Value       V											Dock FI	oor		\$0.00	\$0.00	\$0.00	)		
Total       0       0       0       HGSR       PPS       Sand Pni         Extorior Features       BPA Factor       1.00       1.											Roof De	ck	1	\$0.00	\$0.00	\$0.00	)		
Exterior Features       BPA Factor       1.00       1.00       1.00       1.00       1.00         Description       Area       Value       Value       Sub Total (rate)       \$109.36       \$149.30       \$65.95         Interior Features       Value       Value       Value       Value       Value       \$0.00											Adj Bas	e Rate	\$1	09.36	\$149.30	\$65.95	5		
Description         Area         Value         Value         Sub Total (right)         \$109.36         \$149.30         \$565.95           Interior Finish         \$0.00											BPA Fa	ctor		1.00	1.00	1.00	)		
Special Features       Other Plumbing       Soute relations       Soute relations <td< td=""><td></td><td></td><td>roa Valuo</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Sub To</td><td>al (rate)</td><td>\$1</td><td>09.36</td><td>\$149.30</td><td>\$65.95</td><td>5</td></td<>			roa Valuo								Sub To	al (rate)	\$1	09.36	\$149.30	\$65.95	5		
Special Features       Other Plumbing       Value       Sub-Total (all floors)       Special floors)       Spe	Description	~	iea value								Interior	Finish	1	\$0.00	\$0.00	\$0.00	)		
Special Features         Other Plumbing         Sub-Total (all floors)         \$657,275         Garages         \$0         \$1.00         \$0.00<											Partition	S		\$0.00	\$0.00	\$0.00	)		
Special Features         Other Plumbing         Sub-Total (all floors)         \$657,275         Garages         Story         GCK Adj.         \$0.00											Heating		1	\$0.00	\$0.00	\$0.00	)		
Special Features       Lighting       \$0.00       \$0.00       \$0.00         Description       Value       Description       Value       Sub-Total (all floors)       \$657,275       Garages       \$0       Unit Finish/SR       \$8.68       \$0.00       \$8.68         Description       Value       Description       Value       Sub-Total (all floors)       \$657,275       Garages       \$0       GCK Adj.       \$0.00       \$0.00       \$0.00         Plumbing       Value       Fireplaces       \$0       Sub-Total (builiting)       \$657,275       SF. Price       \$118.04       \$142.00       \$74.63         Plumbing       Value       Value       Fireplaces       \$0       Quality (Grade)       \$10       \$142.00       \$0.00       <											A/C			\$0.00	(\$7.30)	\$0.00	)		
Description       Value       Description       Value       Sub-Total (all floors)       \$657,275       Garages       Sub       Unit Finish/SR       \$8.68       \$0.00       \$8.68         Acquetabl/Squash       \$0       Fireplaces       \$0       Fireplaces       \$0       Garages       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0       \$0 <td></td> <td>Sprinkle</td> <td>r</td> <td>1</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>)</td>											Sprinkle	r	1	\$0.00	\$0.00	\$0.00	)		
Plumbing       \$<	Special Features	Other I	Plumbing			Building	Com	putations			Lighting			\$0.00	\$0.00	\$0.00	)		
Image: black blac	Description	Value Description	Value	Sub-Total (a	all floors)	\$657,275	Ga	arages		\$0	Unit Fin	ish/SR	1	\$8.68	\$0.00	\$8.68	3		
Plumbing       \$0       Quality (Grade)       \$1       Sub-Total         Other Plumbing       \$0       Location Multiplier       0.88       Unit Cost       \$0.00 <td></td> <td></td> <td></td> <td>Racquetball</td> <td>/Squash</td> <td>\$0</td> <td>Fir</td> <td>replaces</td> <td></td> <td>\$0</td> <td>GCK Ad</td> <td>j.</td> <td></td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>)</td>				Racquetball	/Squash	\$0	Fir	replaces		\$0	GCK Ad	j.		\$0.00	\$0.00	\$0.00	)		
Other Plumbing       \$0       Location Multiplier       0.85       Unit Cost       \$0.00       \$0.00       \$0.00         Special Features       \$0       Repl. Cost New       \$558,64       Elevated Floor       \$0.00       \$0.00       \$0.00         Cost replumbing       \$0       Repl. Cost New       \$558,64       Elevated Floor       \$0.00       \$0.00       \$0.00         Special Features       \$0       Repl. Cost New       \$0       \$10       \$28,400				Theater Balo	cony	\$0	Su	ub-Total (buildir	ng)	\$657,275	S.F. Pri	се	\$1	18.04	\$142.00	\$74.63	5		
Special Features       \$0       Repl. Cost New       \$558,684       Elevated Floor       \$0.00				•		\$0	QL	uality (Grade)		\$1	Sub-To	tal							
Exterior Features       \$0       Total (Use)       \$385,283       \$28,400       \$243,592         Description       Story Constr Height Type       Grade       Year       Eff       Eff       Constr Rate       Adj       Size       RCN       Norm       Dep       Value       Obs       PC       Nohd       Mrkt       Cap 1       Cap 2       Cap 3       Improv Value				Other Plumb	bing	\$0	Lo	ocation Multiplier		0.85	Unit Co	st	1	\$0.00	\$0.00	\$0.00	)		
Summary of Improvements Description Story Constr Grade Year Eff Eff Co Base LCM Adj Size RCN Norm Remain. Abn PC Nbhd Mrkt Cap 1 Cap 2 Cap 3 Improv Value Height Type Grade Built Year Age nd Rate LCM Rate Size RCN Dep Value Obs PC Nbhd Mrkt Cap 1 Cap 2 Cap 3 Improv Value				Special Fea	tures	\$0	Re	epl. Cost New		\$558,684	Elevate	d Floor		\$0.00	\$0.00	\$0.00	)		
Description Story Constr Grade Year Eff Eff Co Base LCM Adj Height Type Grade Built Year Age nd Rate LCM Rate Size RCN Dep Value Obs PC Nbhd Mrkt Cap 1 Cap 2 Cap 3 Improv Value				Exterior Fea	atures	\$0	)				Total (l	lse)	\$38	85,283	\$28,400	\$243,592	2		
Description Height Type Grade Built Year Age nd Rate Rate Size RCN Dep Value Obs PC Nond Mirkt Cap 1 Cap 2 Cap 3 Improv Value					S	ummary of <u>Imp</u>	orove	ements											
neight ighe built leal Age nu kale kale bep value bbs	Description				LCM ,	Adj	Size	RCN				Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	mprov Value		
	1: APT	• •	<b>.</b>	Rate	n 0.85		saft	\$558,684	<b>Dep</b> 53%		05			0.00	100.00	0.00	<b>.</b> \$262,600		