

89-08-26-120-301.000-016

CAMBRIDGE SQUARE PROPER

210 N LEE ST

401, 4 to 19 Family Apartments

WAYNE COM-294605 (019)/ 1/4

General Information

Parcel Number 89-08-26-120-301.000-016
Local Parcel Number 24-26-120-301.000-19

Tax ID: 019-01045-00

Routing Number

Property Class 401 RENTAL
4 to 19 Family Apartments

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 016 (Local 019) CAMBRIDGE CITY TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 294605-019 WAYNE COM-294605 (019)

Section/Plat 2426120

Location Address (1) 210 N LEE ST CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model Apartment 401

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

CAMBRIDGE SQUARE PROPERTIES PO BOX 703 WASBASH, IN 46992

Legal

SE COR NW SEC 26-16-12 1.498A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/07/2012 and 01/01/1900.

Notes

12/13/2024 Appeal: 2024 APPEAL DECISION: ADJUST INCOME APPROACH
4/12/2024 Nexus: 2024 APARTMENT REVIEW: SECTION 42: LEFT AS INCOME APPROACH VALUATION -BB/NEXUS
9/11/2018 Misc: 18p19- Changed to income approach per appeal JH/Nexus



Commercial

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 values for 2025 and 2024.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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 11 and 13.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.50), Actual Frontage (0), Developer Discount, Parcel Acreage (1.50), 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 (1.50), 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 (\$0), CAP 2 Value (\$30,000), CAP 3 Value (\$0), Total Value (\$30,000).

Data Source External Only

Collector 11/27/2023 Nexus

Appraiser

General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	APT	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	8

	SB	B	1	U
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Wall Type 1: 2(268') U: 1(268')

Heating 3264 sqft 3264 sqft

A/C

Sprinkler

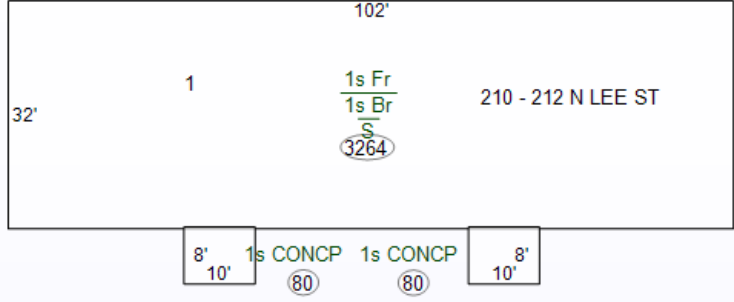
Plumbing RES/CI					Roofing		
#	TF	#	TF		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features

Description	Area	Value
Patio, Concrete	80	\$600
Patio, Concrete	80	\$600

Special Features Other Plumbing

Description	Value	Description	Value



Floor/Use Computations

Pricing Key	GCR	GCR
Use	APART	APART
Use Area	3264 sqft	3264 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	268'	268'
PAR	8	8
# of Units / AC	4 / N	4 / N
Avg Unit sz dpth	816	816
Floor	1	2
Wall Height	9'	9'
Base Rate	\$109.36	\$65.95
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$109.36	\$65.95
BPA Factor	1.00	1.00
Sub Total (rate)	\$109.36	\$65.95
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$8.68	\$8.68
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$118.04	\$74.63
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$385,283	\$243,592

Building Computations

Sub-Total (all floors)	\$628,875	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$630,075
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$535,564
Exterior Features	\$1,200		

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: APT	2	3/6 Maso	C	1979	1990	35 A		0.85		6,528 sqft	\$535,564	53%	\$251,710	0%	100%	1.000	1.000	0.00	100.00	0.00	\$251,700

General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	APT	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	12

	SB	B	1	U
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Wall Type	1: 2(288')	U: 1(268')
Heating	3464 sqft	3264 sqft
A/C		
Sprinkler		

Plumbing RES/CI

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

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

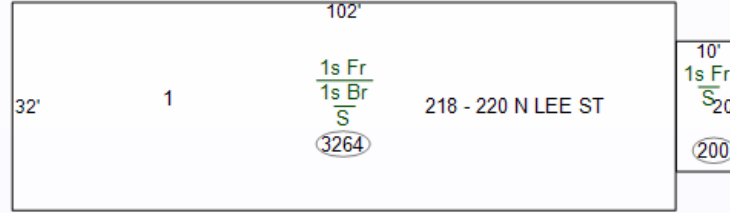
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCR	GCR	GCR
Use	APART	HOSERV	APART
Use Area	3264 sqft	200 sqft	3264 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	94.2%	5.8%	100.0%
Eff Perimeter	288'	288'	268'
PAR	8	8	8
# of Units / AC	4 / N	0 / N	8 / N
Avg Unit sz dpth	816		816
Floor	1	1	2
Wall Height	9'	9'	9'
Base Rate	\$109.36	\$149.30	\$65.95
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$109.36	\$149.30	\$65.95
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$109.36	\$149.30	\$65.95
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	(\$7.30)	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$8.68	\$0.00	\$8.68
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$118.04	\$142.00	\$74.63
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$385,283	\$28,400	\$243,592

Building Computations

Sub-Total (all floors)	\$657,275	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$657,275
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$558,684
Exterior Features	\$0		

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: APT	2	3/6 Maso	C	1979	1990	35	A		0.85		6,728 sqft	\$558,684	53%	\$262,580	0%	100%	1.000	1.000	0.00	100.00	0.00	\$262,600

