

89-08-26-120-302.000-016

CAMBRIDGE SQUARE PROPER

211 E DELAWARE CT

401, 4 to 19 Family Apartments

WAYNE COM-294605 (019)/ 1/4

General Information

Parcel Number 89-08-26-120-302.000-016
Local Parcel Number 24-26-120-302.000-19

Tax ID: 019-01044-02

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 (5) 211 E DELAWARE CT 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

PT NW SEC 26-16-12 0.83A PT NW SEC 26-16-12 0.099A



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

Table with columns for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total) for years 2023, 2024, and 2025.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Commercial

Notes

12/13/2024 Appeal: 2024 APPEAL DECISION: ADJUST INCOME APPROACH
4/9/2024 Nexus: 2024 APARMENT REVIEW: C GRADE: INCOME MODEL ADJ; SECTION 42, LEFT AS INCOME APPROACH VALUATION -BB/NEXUS
9/11/2018 Misc: 17p18- Fixed tax caps per 2017 appeal JH/Nexus
18p19- Corrected the income value per market value analysis JH/Nexus
2/12/2018 Misc: 18p19- Moved to income model per Equalization- JH/Nexus

12/15/2015 : 2015: CHANGE INCOME APPROACH VALUE USING ACTUAL I & E STATEMENT PROVIDED AGREED TO BY BOTH PARTIES 12-11-15
2015: USE INCOME APPROACH PER COUNTY ASSESSOR
2014: USE INCOME WORKS VALUE PER COUNTY ASSESSOR
2012 INFORMAL REVIEW: CORRECT LAND BREAKDOWN, USE ON OFFICE BLDG #3, & VALUE ADJUST TO REACH TARGET INCOME WORKS ASSESSMENT PER WAYNE CO ASSESSOR

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 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, and Total Value.

Data Source External Only

Collector 11/27/2023 Nexus

Appraiser

General Information

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

	SB	B	1	U
--	-----------	----------	----------	----------

Wall Type	1: 2(222')	U: 1(222')
Heating	2684 sqft	2684 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
Stoop, Masonry	49	\$2,300

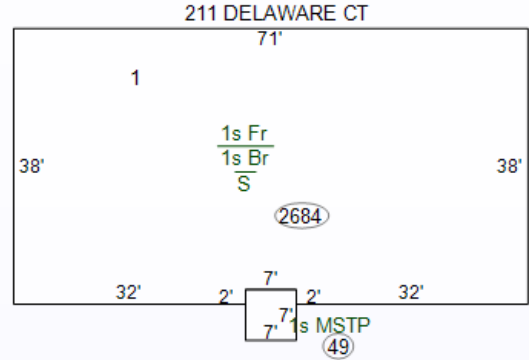
Special Features

Description	Value

Other Plumbing

Description	Value

2



Floor/Use Computations

Pricing Key	GCR	GCR
Use	APART	APART
Use Area	2684 sqft	2684 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	222'	222'
PAR	8	8
# of Units / AC	4 / N	4 / N
Avg Unit sz dpth	671	671
Floor	1	2
Wall Height	8'	8'
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	\$11.07	\$11.07
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$120.43	\$77.02
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$323,234	\$206,722

Building Computations

Sub-Total (all floors)	\$529,956	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$532,256
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$452,417
Exterior Features	\$2,300		

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: Mixed Use Commercial	2	3/6 Maso	C	1981	1990	35	A		0.85		5,368 sqft	\$452,417	53%	\$212,640	0%	100%	1.000	1.000	0.00	100.00	0.00	\$212,600
2: Paving	1	Concrete	C	1981	1981	44	A	\$3.80	0.85	\$3.23	14,700 sqft	\$47,481	80%	\$9,500	0%	100%	1.000	1.000	0.00	100.00	0.00	\$9,500

General Information

Occupancy	C/I Building	Pre. Use	Apartment
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	9

	SB	B	1	U
--	-----------	----------	----------	----------

Wall Type	1: 2(288')	U: 1(228')
Heating	3464 sqft	2624 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

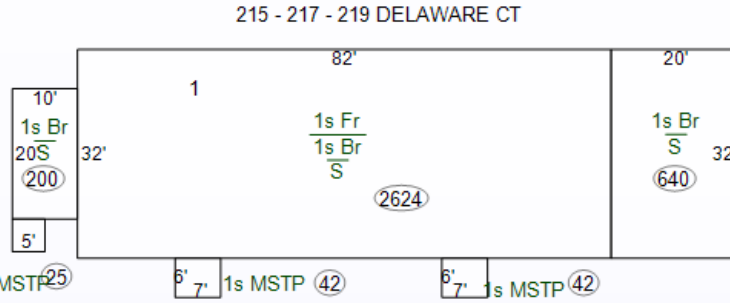
Description	Area	Value
Stoop, Masonry	42	\$2,300
Stoop, Masonry	42	\$2,300
Stoop, Masonry	25	\$1,800

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCR	GCR
Use	APART	APART
Use Area	3464 sqft	2624 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	288'	228'
PAR	8	9
# of Units / AC	5 / N	4 / N
Avg Unit sz dpth	693	656
Floor	1	2
Wall Height	8'	8'
Base Rate	\$109.36	\$69.65
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	\$69.65
BPA Factor	1.00	1.00
Sub Total (rate)	\$109.36	\$69.65
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	\$10.18	\$11.07
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$119.54	\$80.72
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$414,087	\$211,809

Building Computations

Sub-Total (all floors)	\$625,896	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$632,296
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$537,451
Exterior Features	\$6,400		

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: Mixed Use Commercial	2	3/6 Maso	C	1981	1990	35	A		0.85		6,088 sqft	\$537,451	53%	\$252,600	0%	100%	1.000	1.000	0.00	100.00	0.00	\$252,600

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
-----------	----------	----------	----------

Wall Type	1: 2(162')
Heating	1458 sqft
A/C	
Sprinkler	

Plumbing RES/CI

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

GCK Adjustments

<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		
<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
-------------	------	-------

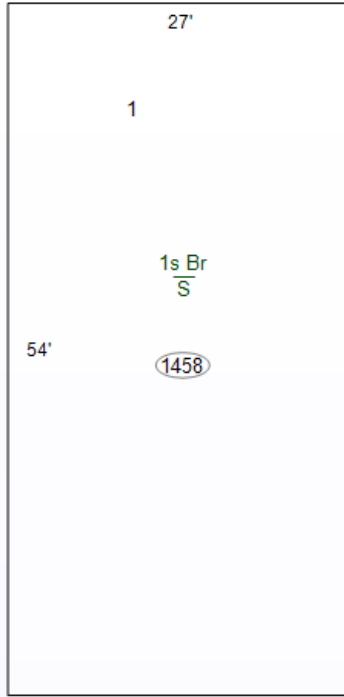
Special Features

Description	Value
-------------	-------

Other Plumbing

Description	Value
-------------	-------

213 DELAWARE CT



Floor/Use Computations

Pricing Key	GCR	GCR
Use	GENOFF	HOSERV
Use Area	729 sqft	729 sqft
Area Not in Use	0 sqft	0 sqft
Use %	50.0%	50.0%
Eff Perimeter	162'	162'
PAR	11	11
# of Units / AC	0 / N	0 / N

Avg Unit sz dpth		
Floor	1	1
Wall Height	8'	8'

Base Rate	\$174.37	\$178.96
------------------	-----------------	-----------------

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	\$174.37	\$178.96
----------------------	-----------------	-----------------

BPA Factor	1.00	1.00
------------	------	------

Sub Total (rate)	\$174.37	\$178.96
-------------------------	-----------------	-----------------

Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	(\$7.30)	(\$7.30)
Sprinkler	\$0.00	\$0.00

Lighting	\$0.00	\$0.00
----------	--------	--------

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00

S.F. Price	\$167.07	\$171.66
-------------------	-----------------	-----------------

Sub-Total		
------------------	--	--

Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00

Total (Use)	\$121,794	\$125,140
--------------------	------------------	------------------

Building Computations

Sub-Total (all floors)	\$246,934	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$250,134
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$212,614
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: Mixed Use Commercial	1	Brick	C	1981	1990	35	A		0.85		1,458 sqft	\$212,614	62%	\$80,790	0%	100%	1.000	1.000	0.00	100.00	0.00	\$80,800