

89-08-26-130-119.000-016

SHERWOOD, LARRY D & SHEIL

620 E MAIN ST

510, 1 Family Dwell - Platted Lot

JACKSON-194096 (019)/19

General Information

Parcel Number 89-08-26-130-119.000-016
Local Parcel Number 24-26-130-119.000-19

Tax ID: 019-01846-00

Routing Number

Property Class 510 RENTAL
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 194096-019 JACKSON-194096 (019)

Section/Plat 2426130

Location Address (1) 620 E MAIN ST CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

SHERWOOD, LARRY D & SHEILA K
611 E MAIN ST
CAMBRIDGE CITY, IN 47327

Legal

ERSRLOT 11 O P

Transfer of Ownership

Date 01/01/1900 Owner SHERWOOD, LARRY
Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/11/2023 Misc: 2024 GENERAL REVAL



Res

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)

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

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

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value.

Data Source External Only

Collector 11/22/2023 js

Appraiser 12/11/2023 Nexus

Total Value \$14,900

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 780 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, Enclosed Frame	140	\$11,600

**Plumbing**

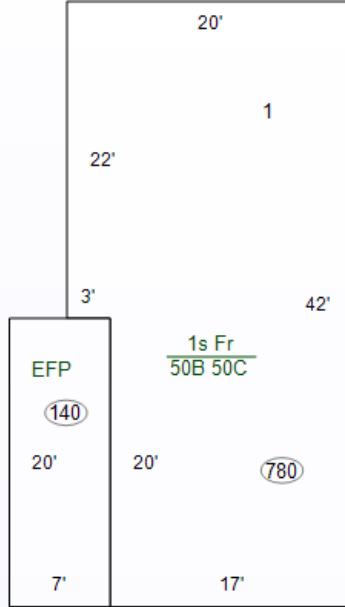
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	1
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	780	780	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	390	0	\$21,500	
Crawl	390	0	\$5,100	
Slab				

**Total Base** \$113,100

**Adjustments 1 Row Type Adj. x 1.00** \$113,100

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

**Sub-Total, One Unit** \$113,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$11,600	\$124,700
Garages (+) 0 sqft	\$0	\$124,700
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$63,597</b>

**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	Wood Fr	E+2	1920	1920	105 F		0.85		1,170 sqft	\$63,597	65%	\$22,260	0%	100%	1.010	1.000	100.00	0.00	0.00	\$22,500
2: Detached Garage/Boat H	1	Concrete	D	1960	1960	65 F	\$50.95	0.85	\$34.65	20'x20'	\$12,473	60%	\$4,990	0%	100%	1.010	1.000	100.00	0.00	0.00	\$5,000