

89-08-27-120-104.000-016

General Information

Parcel Number
89-08-27-120-104.000-016

Local Parcel Number
24-27-120-104.000-19

Tax ID:
019-00436-00

Routing Number

Property Class 510
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
2427120

Location Address (1)
409 N WALNUT ST
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2028

JENSEN, FRED D & FAITH G

Ownership

JENSEN, FRED D & FAITH G
409 N WALNUT ST
CAMBRIDGE CITY, IN 47327

Legal

LOTS 1 & 2 BLK 3 HAWKINS 2ND ADDN E 1/2 LOT
3 BLK 3 HAWKINS 2ND ADDN

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

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

Land Type
F

Pricing Method
F

Soil ID

Act Front.
125

Size
125x140

Factor
1.12

Rate
\$196

Adj. Rate
\$220

Ext. Value
\$27,500

Infl. %
-10%

Market Factor
1.0000

Cap 1
100.00

Cap 2
0.00

Cap 3
0.00

Value
\$24,750

409 N WALNUT ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date
04/17/2007

Owner
JENSEN, FRED D & F

Doc ID
01/01/1900

Code
CO

Book/Page
CO

Adj Sale Price
\$0

V/I
I

Res

JACKSON-194096 (019)/19

Notes

12/13/2023 Misc:

8/9/2019 Misc: 2020 GENERAL REVALUATION:
REMOVED 2CRBRG, ADDED DETGAR, CHANGED
RES FROM BR TO STN PER F/C

Land Computations

Calculated Acreage
0.40

Actual Frontage
125

Developer Discount

Parcel Acreage
0.40

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
0.40

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
\$24,800

CAP 2 Value
\$0

CAP 3 Value
\$0

Total Value
\$24,800

Data Source
External Only

Collector
11/17/2023 js

Appraiser
12/13/2023 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1292 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Wood Shingle

☐Slate

☐Tile

☐Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

96

\$9,400

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

2

1

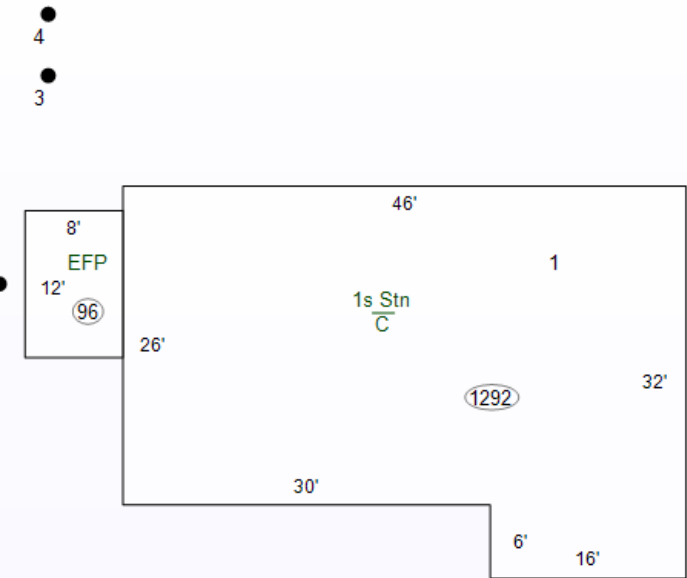
0

0

5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	8	1292	1292	\$137,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1292	0	\$8,800
Slab				
Total Base				\$145,900
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$150,400
Sub-Total, 1 Units				
Exterior Features (+)				\$9,400
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.85
Replacement Cost				\$142,622

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	Stone	C+1	1949	1949	76	A		0.85		1,292 sqft	\$142,622	45%	\$78,440	0%	100%	1.010	1.000	100.00	0.00	0.00	\$79,200
2: Detached Garage	1	Stone	C	1949	1949	76	A	\$53.93	0.85	\$45.84	22'x26'	\$26,221	45%	\$14,420	0%	100%	1.010	1.000	100.00	0.00	0.00	\$14,600
3: Porch- Open frame or equ	1		C	1996	1996	29	A		0.85		5'x12'	\$3,655	24%	\$2,780	0%	100%	1.010	1.000	100.00	0.00	0.00	\$2,800
4: Utility Shed	1	SV	C	1996	1996	29	A		0.85		12'x16'		60%		0%	100%	1.010	1.000	100.00	0.00	0.00	\$0