

89-08-27-120-418.000-016

SHERWOOD, KENNETH W & VIO

301 W MAPLE ST

531, 3 Family Dwell - Unplatted (0 to 9.9

JACKSON-194091 (019)/19

1/4

General Information

Parcel Number 89-08-27-120-418.000-016

Local Parcel Number 24-27-120-418.008-19

Tax ID: 019-01555-00

Routing Number

Property Class 531 RENTAL 3 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 016 (Local 019) CAMBRIDGE CITY TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 194091-019 JACKSON-194091 (019)

Section/Plat 2427120

Location Address (1) 301 W MAPLE 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, KENNETH W & VIOLA 810 E DELAWARE ST CAMBRIDGE CITY, IN 47327

Legal

PT NW SEC 27-16-12 0.45A



Transfer of Ownership

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

Notes

12/27/2023 Misc: 2024 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source External Only

Collector 11/29/2023 js

Appraiser 12/27/2023 Nexus

Total Value \$11,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2886 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, Open Frame	192	\$10,100
Porch, Open Masonry	260	\$12,500
Porch, Open Frame	260	\$6,700

Plumbing

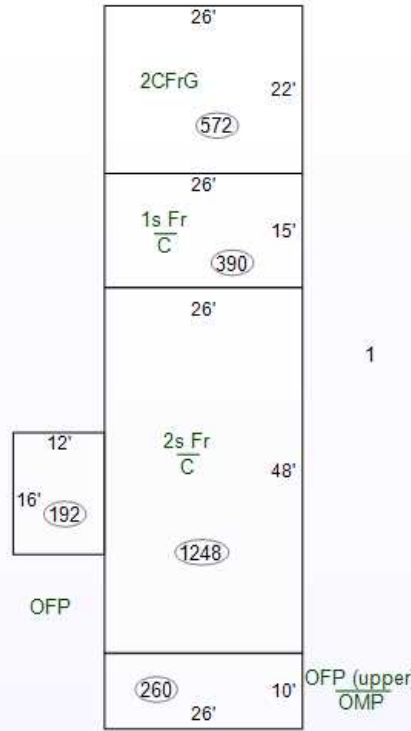
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

Bedrooms	5
Living Rooms	2
Dining Rooms	2
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1638	1638	\$143,900	
2	1Fr	1248	1248	\$60,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1638	0	\$9,900	
Slab					

Total Base \$214,300

Adjustments 1 Row Type Adj. x 1.00 \$214,300

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	9 - 10 = -1 x \$0	(\$800)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$222,300

Sub-Total, 1 Units

Exterior Features (+)	\$29,300	\$251,600
Garages (+) 572 sqft	\$21,400	\$273,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$243,653

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	2	Wood Fr	C+1	1900	1900	125	A		0.85		2,886 sqft	\$243,653	45%	\$134,010	55%	100%	1.040	1.000	0.00	100.00	0.00	\$62,700

General Information

Occupancy Single-Family
 Description MH / SKIRTING
 Story Height 1
 Style N/A
 Finished Area 708 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

Plumbing

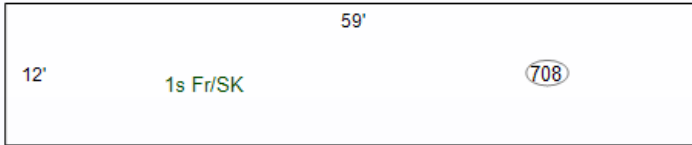
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



1

Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	708	708	\$80,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base \$80,600

Adjustments 1 Row Type Adj. x 1.00 \$80,600

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:708 \$4,600

No Elec (-) \$0

Plumbing (+ / -) 9 - 5 = 4 x \$800 \$3,200

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$88,400

Sub-Total, 1 Units

Exterior Features (+) \$0 \$88,400

Garages (+) 0 sqft \$0 \$88,400

Quality and Design Factor (Grade) 0.60

Location Multiplier 0.85

Replacement Cost \$45,084

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: MH / SKIRTING	1	Wood Fr	E+2	2015	2015	10	A			0.85		708 sqft	\$45,084	12%	\$39,670	20%	100%	1.040	1.000	100.00	0.00	0.00	\$33,000

