89-08-27-120-421.000-016	CAMBRIDGE S	QUARE PROPER	211 N GREEN	I ST	401, 4 to 1	9 Family Apa	rtments	WAYNE COM-294605 (019)/ 1/2			
General Information	Ow	nership		Tra	Notes						
Parcel Number		UARE PROPERTIES	Date Ov	wner	Doc ID Co	ode Book/Page	Adj Sale Price V/I	VII 12/13/2024 Appeal: 2024 APPEAL DECISION: ADJUST INCOME APPROACH			
89-08-27-120-421.000-016	PO BOX 703	2002	09/07/2012 CA	MBRIDGE SQUAR	2012007621	WD .	' I				
Local Parcel Number 24-27-120-421.000-19	WASBASH, IN 46	9992	01/01/1900 LE	ONARD, WALTER	I	I 4/12/2024 Nexus: 2024 APARTMENT REVIEW: INCOME MODEL ADJ; SECTION 42, LEFT AS INCOME APPROACH VALUATION -BB/NEXUS					
Tax ID: 019-01043-00	PT NW SEC 27-16-12	Legal						9/11/2018 Misc: 18p19- Moved to ine equalization JH/Nexus	come model per		
Routing Number	PT INW SEC 27-10-12	0.002A									
Property Class 401 RENTAL 4 to 19 Family Apartments											
Year: 2025		luation Records (Wor				-					
	2025	Assessment Year	2025		2024	202					
Location Information County	WIP 04/21/2025	Reason For Change As Of Date	AA 04/22/2025		APP DECISION 04/17/2025	APP DECISIO 12/13/202					
WAYNE		Valuation Method			Income Approach						
Township	Income Approach 1.0000	Equalization Factor	Other (external) 1.0000		1.0000	Income Approac					
JACKSON TOWNSHIP	1.0000	· ·	1.0000				0 1.0000				
District 016 (Local 019)	*5 000	Notice Required			•						
CAMBRIDGE CITY TOWN	\$5,200 \$0	Land Land Res (1)	\$6,300 \$0		\$6,300 \$0	\$6,40 \$					
School Corp 8355	\$5,200	Land Non Res (2)	\$6,300		\$6,300	\$3,50					
WESTERN WAYNE	\$0	Land Non Res (3)	\$0		\$0	\$2,90					
Neighborhood 294605-019	\$124,400 \$0	Improvement Imp Res (1)	\$122,700 \$0		\$122,700 \$0	\$122,60 \$					
WAYNE COM-294605 (019)	\$124,400 Imp Non Res (2)		\$122,700		\$122,700	پ \$122,60					
Section/Plat	\$0	Imp Non Res (3)	\$0		\$0	\$					
2427120	\$129,600 \$0	Total Total Res (1)	\$129,000 \$0		\$129,000	\$129,00 °		Land Computatio	ns		
Location Address (1)	\$129,600	Total Non Res (2)	\$129,000		\$0 \$129,000	\$ \$126,10		Calculated Acreage	0.66		
211 N GREEN ST	\$0	Total Non Res (3)	\$0		\$0	\$2,90		Actual Frontage	0		
CAMBRIDGE CITY, IN 47327		Land Data (Standa	ard Depth: Res 10	00', CI 100' Base	Lot: Res 100' X	0', CI 100' X 0')		Developer Discount			
_ .	Land Pricing Soil	Act Size F	actor Rate	Adj. Ext	. Infl. Market	Cap 1 Cap 2	Cap 3 Value	Parcel Acreage	0.66		
Zoning ZO01 Residential	Type d	Front. Size F		Rate Value	e % Factor	Cap i Cap z	Cap 5 Value	81 Legal Drain NV	0.00		
	11 A	0 0.362000	1.00 \$20,000	\$20,000 \$7,240	0% 1.0000	0.00 100.00	0.00 \$7,240	82 Public Roads NV	0.00		
Subdivision	12 A	0 0.3	1.00 \$20,000	\$20,000 \$6,000	0% 1.0000	0.00 100.00	0.00 \$6,000	83 UT Towers NV	0.00		
								9 Homesite	0.00		
Lot								91/92 Acres	0.00		
								Total Acres Farmland	0.66		
Market Model								Farmland Value	\$0		
Apartment 401								Measured Acreage	0.00		
Characteristics								Avg Farmland Value/Acre	0.0		
Topography Flood Hazard								Value of Farmland	\$0		
Bublic Utilities EBA								Classified Total	\$0		
Public UtilitiesERAAll								Farm / Classifed Value	\$0 \$0		
								Homesite(s) Value	\$0 \$0		
Streets or Roads TIF Paved								91/92 Value	\$0		
								Supp. Page Land Value CAP 1 Value	\$0		
Neighborhood Life Cycle Stage Static								CAP 1 Value CAP 2 Value	\$0 \$13,200		
Printed Tuesday, April 29, 2025								CAP 3 Value	\$0 \$0		
Review Group 2028	Data Source Ex	ternal Only Colle	ector 11/30/2023	3 Nexus	Appraise	r		Total Value	\$13,200		

					RE PRO	OPER 211 N GREEN ST						401, 4 to 19 Family Apartments					1	WAYNE COM-294605 (019)/				2/				
General Information																		Floo	or/Use (Computa	tions					
ccupancy	C/I Bι	uilding		Ρ	re. Use)	Apartme	ent											Pricing K	ley		GCR	GCR			
escription	APT			Ρ	re. Frai	ming	Wood J	oist											Use		A	PART	APART			
Story Height	2			Ρ	re. Fini	sh	Finishe	d Divid	led										Use Area	a	500)2 sqft	5002 sqft			
Гуре	N/A			#	of Unit	ts	12												Area Not	in Use	9	0 sqft	0 sqft			
		SB			В		1		U										Use %		10	0.0%	100.0%			
Vall Type			1	: 1(3	3'),2(37	1')	U	2(374	4')										Eff Perim	neter		374'	374'			
leating				,	<i>.</i>		02 sqft	•) 02 sqft					•					PAR			7	7			
A/C														2					# of Units	s / AC		6 / N	6 / N			
Sprinkler										10	MSTP		1s M	STP			1s MSTP		Avg Unit	sz dptł	h	834	834			
Plumb	ing F	PESIC	1				Roofi	nα			48		 ™	18			48		Floor			1	2			
		E TF		TF		Ruilt I In	Tile		Metal					53'			•		Wall Heig	ght		9'	9'			
- ull Bath	# 0		# 0			Nood		nalt						1					Base Ra	te	\$	98.97	\$69.23			
Half Bath	C	-	0			Other				32'			2s	Br C				32	Frame A	dj		\$0.00	\$0.00			
Kitchen Sinks	C	-	0				(Adjus	tmont	e	P2			E	C				52	Wall Heig	ght Adj		\$0.00	\$0.00			
Nater Heaters	C		0			ow Prof		_	Insulatio				90	02					Dock Flo	or		\$0.00	\$0.00			
Add Fixtures	U	, U	0	(SteelGP			Int Liner		50'	2'	5	3'	2'		50'		Roof Dec	ck		\$0.00	\$0.00			
Total	0	0	0	(IGSR			Sand Pnl				6'-	12' 1s E	ĘΡ				Adj Base	e Rate	\$	98.97	\$69.23			
lotai	U		-		eature				Joanu Phi					\mathcal{U}	2)				BPA Fac	tor		1.00	1.00			
Description			zxter	IOF I	-eature	25	A #0.0		Value										Sub Tota	al (rate	e) \$	98.97	\$69.23			
Description							Area												Interior F	inish		\$0.00	\$0.00			
Stoop, Masonry							48		\$2,300										Partitions	3		\$0.00	\$0.00			
Stoop, Masonry							48		\$2,300										Heating			\$0.00	\$0.00			
Stoop, Masonry							48		\$2,300										A/C			\$0.00	\$0.00			
Porch, Enclose	a Frai	me					72		\$7,800										Sprinkler			\$0.00	\$0.00			
Special	l Feat	ures				Othe	r Plum	bing				В	uilding Co	omputat	ions				Lighting			\$0.00	\$0.00			
Description			Valu	Je	Descrij	ption			Value	Sub-Total	(all floor	rs)	\$922,645	Garages	;			\$0	Unit Finis	sh/SR		\$8.13	\$8.13			
-										Racquetba	ll/Squash	า	\$0	Fireplac	es			\$0	GCK Adj			\$0.00	\$0.00			
										Theater Ba	lcony		\$0		al (buildi	ng)	\$937,3	45	S.F. Pric	e	\$1	07.10	\$77.36			
										Plumbing			\$0	Quality	Grade)			\$1	Sub-Tot	al						
										Other Plum	bing		\$0	Location	Multiplier		0	.85	Unit Cos	t		\$0.00	\$0.00			
										Special Fea	atures		\$0	Repl. C	ost New		\$756,9	06	Elevated	Floor		\$0.00	\$0.00			
										Exterior Fe	atures		\$14,700	-					Total (U	se)	\$5	35,690	\$386,955			
												Summar	v of Impro	ovemen	ts											
escription			Sto		Constr	Grad	e Year Built				LCM	Adj Rate	Siz		RCN	Norm	Remain. Value	Abı Ob:		Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv '	Va
: APT			Heig	πτ 2	Type Brick		вин 1 1977		Age nd 38 A	Rate	0.85	Rale	10.004 ~	-ff @'	756,906	Dep 59%	\$310,330		s 6 100%	1 000	1 000	0.00	100.00	0.00	• \$310,3	
				-						¢0.04		¢0.00	10,004 so													
:: Paving				I	Asphalt		C 1977	1977	48 F	\$2.81	0.85	\$2.39	9,200 so	ir s	521,974	80%	\$4,390	0%	6 100%	1.000	1.000	0.00	100.00	0.00	\$4,4	00