

General Information

Parcel Number 89-08-27-120-537.000-016
Local Parcel Number 24-27-120-537.000-19
Tax ID: 019-00764-00
Routing Number

Ownership

FOX, KENNETH R
1710 W 50 N
CONNERSVILLE, IN 47331
Legal
PT 50 FT FRONT ST NW SEC 27-16-12

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/17/2024 to 01/01/1900.

Notes

1/24/2025 Sales Disclosure: 2025 SALES REVIEW

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9



Res

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) 415 W FRONT ST CAMBRIDGE CITY, IN 47327

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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

Table with 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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include 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.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1064 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
Patio, Concrete	246	\$1,900

**Plumbing**

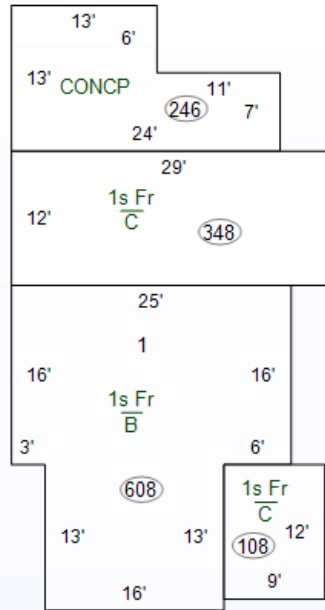
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	1
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Hot Water or Steam



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1064	1064	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	608	0	\$26,600	
Crawl	456	0	\$5,400	
Slab				

**Total Base** \$142,000

**Adjustments** 1 Row Type Adj. x 1.00 \$142,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$146,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,900	\$148,400
Garages (+) 0 sqft	\$0	\$148,400
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$107,219</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	D+1	1820	1940	85 VP		0.85		1,672 sqft	\$107,219	95%	\$5,360	0%	100%	1.040	1.000	100.00	0.00	0.00	\$5,600
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 F	\$67.14	0.85	\$45.66	11'x19'	\$9,542	65%	\$3,340	0%	100%	1.040	1.000	100.00	0.00	0.00	\$3,500
3: Utility Shed	1	SV	C	1920	1920	105 F		0.85		15'x26'		70%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$0