

89-08-27-130-406.000-016

FROST, TED M & CHERYL L

504 W MAIN ST

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-194089 (019)/19

General Information

Parcel Number 89-08-27-130-406.000-016
Local Parcel Number 24-27-130-406.000-19

Tax ID: 019-01220-00

Routing Number

Property Class 511 RENTAL
1 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 194089-019 JACKSON-194089 (019)

Section/Plat 2427130

Location Address (1) 504 W 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

FROST, TED M & CHERYL L
1037 N SYMONDS CREEK RD
CAMBRIDGE CITY, IN 47327

Legal

PT NW SEC 27-16-12 0.25A



Transfer of Ownership

Date 01/01/1900 Owner FROST, TED M & CH Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/4/2023 Misc: 2024 GENERAL REVAL

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). Values range from \$0 to \$66,800.

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

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. Values include 40, 40x175, 1.17, \$139, \$163, \$6,520, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,520.

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.16), Actual Frontage (40), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$6,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,500).

Data Source External Only

Collector 11/21/2023 js

Appraiser 12/04/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1651 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	84	\$5,300

Plumbing

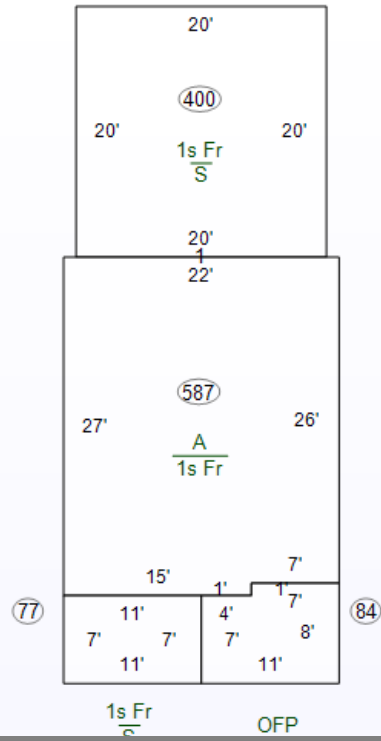
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1064	1064	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	587	587	\$15,600	
Bsmt				
Crawl				
Slab	477	0	\$0	
Total Base			\$125,600	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
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	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$125,600

Sub-Total, 1 Units

Exterior Features (+)	\$5,300	\$130,900
Garages (+) 0 sqft	\$0	\$130,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$89,012

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	1821	1821	204 A		0.85		1,651 sqft	\$89,012	50%	\$44,510	0%	100%	0.990	1.000	100.00	0.00	0.00	\$44,100
2: Detached Garage/Boat H	1	Wood Fr	C	1992	1992	33 A	\$41.81	0.85	\$35.54	24'x26'	\$22,176	26%	\$16,410	0%	100%	0.990	1.000	100.00	0.00	0.00	\$16,200