

89-08-27-140-119.000-016

BAKER, MATTHEW

327 W MAIN ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (019)/19

General Information

Parcel Number 89-08-27-140-119.000-016
Local Parcel Number 24-27-140-119.000-19

Tax ID: 019-01687-00

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 194087-019 JACKSON-194087 (019)
Section/Plat 2427140
Location Address (1) 327 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

BAKER, MATTHEW
327 W MAIN ST
CAMBRIDGE CITY, IN 47327

Legal

LOT 21 BLK 6 W 1/2 LOT 22 BLK 6

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/14/2024 and 01/01/1900.

Notes

10/25/2024 Misc: 2025 SALES REVIEW
12/5/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Row shows F, F, 38, 38x120, 0.96, \$171, \$164, \$6,232, -25%, 1.0000, 100.00, 0.00, 0.00, \$4,670.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.10), Actual Frontage (38), Developer Discount, Parcel Acreage (0.11), 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 (0.11), 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 (\$4,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$4,700).

Data Source External Only

Collector 11/21/2023 js

Appraiser 12/05/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1312 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, Enclosed Frame	128	\$10,600
Porch, Open Frame	192	\$10,100

**Plumbing**

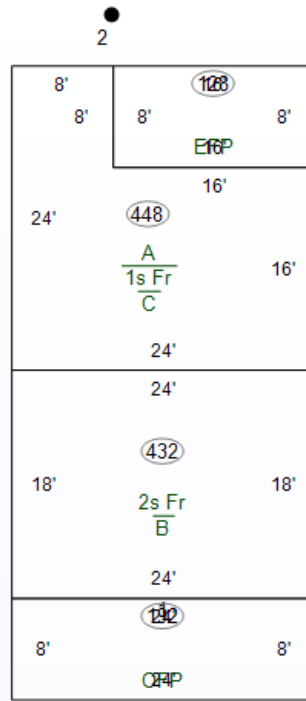
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	880	880	\$94,800	
2	1Fr	432	432	\$31,100	
3					
4					
1/4					
1/2					
3/4					
Attic		448	0	\$5,800	
Bsmt		432	0	\$22,100	
Crawl		448	0	\$5,400	
Slab					

**Total Base** \$159,200

**Adjustments** 1 Row Type Adj. x 1.00 \$159,200

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) 1:880 2:432 \$5,300  
 No Elec (-) \$0  
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$164,500

**Sub-Total, 1 Units**

Exterior Features (+) \$20,700 \$185,200

Garages (+) 0 sqft \$0 \$185,200

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

**Replacement Cost** \$133,807

**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: Residential Dwelling	2	Wood Fr	D+1	1920	1970	55	G		0.85			2,192 sqft	\$133,807	40%	\$80,280	0%	100%	1.090	1.000	100.00	0.00	0.00	\$87,500
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85			10'x14'		55%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0