General Information

Parcel Number
89-08-27-140-211.000-016

Local Parcel Number
24-27-140-211.000-19

Tax ID:
019-01282-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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)
328 W MAIN ST
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2024

Ownership

LOTHER, DAVID E & AUDREY R
328 W MAIN ST
CAMBRIDGE CITY, IN 47327

Legal

W R S R LOT 10 BLK 6 W R S R LOT 11 BLK 6

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	LOTHER, DAVID E &		CO	/	$0	I

Notes

7/30/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C: 7-1-19

6/20/2018 Misc: CHANGE SFD COND TO FAIR AND APPLY 2% OBSOL PER COUNTY ASSESSOR AND APPEAL 6/20/18

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Other (external)	Valuation Method	Other (external)	Other (external)	Other (external)	Other (external)	Other (external)
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$4,900	**Land**	**$4,900**	**$4,900**	**$4,900**	**$4,900**	**$4,900**
$4,900	Land Res (1)	$4,900	$4,900	$4,900	$4,900	$4,900
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$48,700	**Improvement**	**$48,700**	**$48,700**	**$48,700**	**$48,700**	**$48,700**
$48,700	Imp Res (1)	$48,700	$48,700	$48,700	$48,700	$48,700
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$53,600	**Total**	**$53,600**	**$53,600**	**$53,600**	**$53,600**	**$53,600**
$53,600	Total Res (1)	$53,600	$53,600	$53,600	$53,600	$53,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		50	50x120	0.96	$135	$130	$6,500	-25%	100%	1.0000	$4,880

Data Source External Only **Collector** 07/01/2019 Gavin Wicks **Appraiser** 07/30/2019 Gavin Wicks

Land Computations

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.14
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	0.14
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$4,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$4,900**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1770 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☐ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☐ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	2	2
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

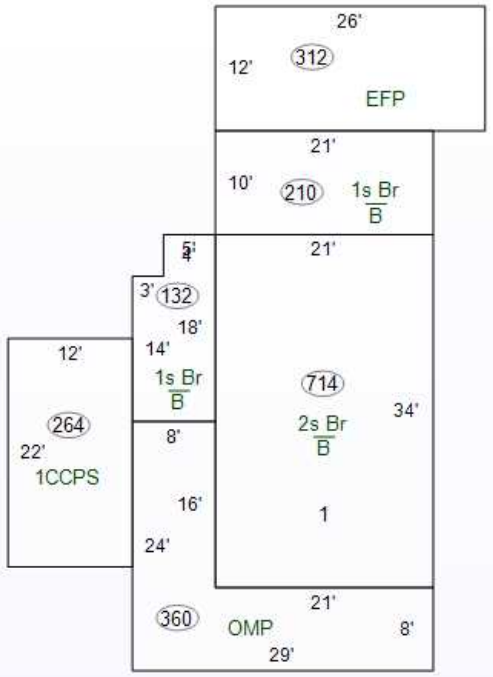
Hot Water or Steam

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	312	$13,500
Porch, Open Masonry	360	$12,300



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1056	1056	$91,000	
2	7	714	714	$40,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1056	0	$27,400	
Crawl					
Slab					

	Total Base	$158,400
Adjustments	**1 Row Type Adj. x 1.00**	$158,400
Unfin Int (-)		$0
Ex Liv Units (+)		$0
Rec Room (+)		$0
Loft (+)		$0
Fireplace (+)		$0
No Heating (-)		$0
A/C (+)		$0
No Elec (-)		$0
Plumbing (+ / -)	6 – 5 = 1 x $800	$800
Spec Plumb (+)		$0
Elevator (+)		$0
	Sub-Total, One Unit	$159,200
	Sub-Total, 1 Units	
Exterior Features (+)	$25,800	$185,000
Garages (+) 264 sqft	$3,100	$188,100
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.87
	Replacement Cost	$130,918

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	2	Brick	D	1900	1900	123	F		0.87		2,826 sqft	$130,918	65%	$45,820	2%	100%	1.120	1.0000	$50,300
2: Detached Garage/Boat	100%	1	Concrete Block	D	1920	1920	103	F	$33.03	0.87	$22.99	20'x24'	$11,035	65%	$3,860	0%	100%	1.120	1.0000	$4,300

Total all pages $54,600 **Total this page** $54,600