

89-08-27-210-204.000-016

General Information

Parcel Number
89-08-27-210-204.000-016

Local Parcel Number
24-27-210-204.000-19

Tax ID:
019-00625-00

Routing Number

Property Class 440
Dry Cleaning Plant or Laundry

Year: 2025

Location Information

County
WAYNE

Township
JACKSON TOWNSHIP

District 016 (Local 019)
CAMBRIDGE CITY TOWN

School Corp 8355
WESTERN WAYNE

Neighborhood 194554-019
JACKSON COM-194554 (019)

Section/Plat
2427210

Location Address (1)
120 N FOOTE ST
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

LEISURE INVESTMENTS LLC

Ownership

LEISURE INVESTMENTS LLC
PO BOX 236
CAMBRIDGE CITY, IN 47327

Legal

PT BLK 9 EX 0.27A EXC TRI PCE EX 0.112A

120 N FOOTE ST

440, Dry Cleaning Plant or Laundry

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/21/2012	LEISURE INVESTME	2012003942	WD	/	\$106,000	V
03/01/2012	CARTWRIGHT, GREG	2012001555	QC	/		I
01/01/1900	CARTWRIGHT, GREG	2012001555	QC	/		I



Commercial

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
04/01/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$9,500	Land	\$9,500	\$9,500	\$8,500	\$8,500	\$8,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,500	Land Non Res (3)	\$9,500	\$9,500	\$8,500	\$8,500	\$8,500
\$82,500	Improvement	\$82,500	\$80,100	\$80,100	\$81,100	\$89,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$82,500	Imp Non Res (3)	\$82,500	\$80,100	\$80,100	\$81,100	\$89,400
\$92,000	Total	\$92,000	\$89,600	\$88,600	\$89,600	\$97,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$92,000	Total Non Res (3)	\$92,000	\$89,600	\$88,600	\$89,600	\$97,900

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
11	A		0	0.948000	1.00	\$10,000	\$10,000	\$9,480	0%	1.0000	0.00	0.00	100.00	\$9,480

JACKSON COM-194554 (01 1/2

Notes

8/7/2019 Misc: Reassessment - Reduced IF on land, removed one car wash bay, added car shed-RC
8/25/2015 : 2016 REASSESSMENT: CHANGE PAVING AGE PER FIELD CHECK 8-13-15
6/7/2013 : 2013: CHANGE EFF YR TO 1993 PER NEXUS

Land Computations

Calculated Acreage	0.95
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.95
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	0.95
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$9,500
Total Value	\$9,500

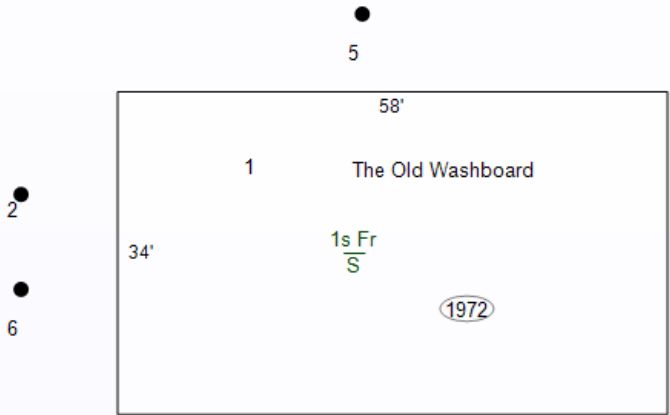
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(184')			
Heating			
1972 sqft			
A/C			
1972 sqft			
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt
Half Bath	0	0	0	0	☐ Other	☐ Slate
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0		
Add Fixtures	0	2	2	0		
Total	0	0	2	2	☐ Low Prof	☐ Ext Sheat
					☐ SteelGP	☐ AluSR
					☐ HGSR	☐ PPS
					☐ Sand Pnl	

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Building Computations					
Sub-Total (all floors)	\$228,535	Garages	\$0		
Racquetball/Squash	\$0	Fireplaces	\$0		
Theater Balcony	\$0	Sub-Total (building)	\$231,735		
Plumbing	\$3,200	Quality (Grade)	\$1		
Other Plumbing	\$0	Location Multiplier	0.85		
Special Features	\$0	Repl. Cost New	\$187,126		
Exterior Features	\$0				

Floor/Use Computations											
Pricing Key	GCM										
Use	GENRET										
Use Area	1972 sqft										
Area Not in Use	0 sqft										
Use %	100.0%										
Eff Perimeter	184'										
PAR	9										
# of Units / AC	0										
Avg Unit sz dpth	-1										
Floor	1										
Wall Height	8'										
Base Rate	\$140.00										
Frame Adj	(\$12.83)										
Wall Height Adj	(\$11.28)										
Dock Floor	\$0.00										
Roof Deck	\$0.00										
Adj Base Rate	\$115.89										
BPA Factor	1.00										
Sub Total (rate)	\$115.89										
Interior Finish	\$0.00										
Partitions	\$0.00										
Heating	\$0.00										
A/C	\$0.00										
Sprinkler	\$0.00										
Lighting	\$0.00										
Unit Finish/SR	\$0.00										
GCK Adj.	\$0.00										
S.F. Price	\$115.89										
Sub-Total											
Unit Cost	\$0.00										
Elevated Floor	\$0.00										
Total (Use)	\$228,535										

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: Mixed Use Commercial	1	Wood Fr	C-1	1964	1994	31	A		0.85		1,972 sqft	\$187,126	67%	\$61,750	0%	100%	1.000	1.000	0.00	0.00	100.00	\$61,800
2: Car Shed	1		C	1975	1975	50	A	\$24.37	0.85	\$20.71	30'x38'	\$23,615	65%	\$8,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,300
3: Car Wash	1		C-1	1965	1965	60	P	\$21,30	0.85	\$17,19	1 Bays	\$17,200	80%	\$3,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,400
4: Car Wash	1		C-1	1965	1965	60	A	\$21,30	0.85	\$17,19	1 Bays	\$17,200	80%	\$3,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,400
5: Paving	1	Asphalt	C	2012	2012	13	A	\$2.81	0.85	\$2.39	10,200 sqft	\$24,363	80%	\$4,870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,900
6: Utility Shed	1		D	1995	1995	30	A	\$21.97	0.85	\$14.94	10'x12'	\$1,793	60%	\$720	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700