

89-08-27-220-418.000-016

PITCHER, PAUL J

107 E FRONT ST

510, 1 Family Dwell - Platted Lot

JACKSON-194096 (019)/19

1/2

General Information

Parcel Number 89-08-27-220-418.000-016
Local Parcel Number 24-27-220-418.000-19

Tax ID: 019-00926-00

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 194096-019
JACKSON-194096 (019)

Section/Plat 2427220

Location Address (1)
107 E FRONT 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

PITCHER, PAUL J
107 E FRONT ST
CAMBRIDGE CITY, IN 47327

Legal

WRNR LOTS 19 & 20 BLK 12 WRNR E PT LOT 18
BLK 12



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 08/23/2024 and 01/01/1900.

Notes

12/20/2023 Misc: 2024 GENERAL REVALUATION
8/14/2019 Misc: 2020 GENERAL REVALUATION
8/14/2019: REMOVED SHED PER F/C

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 values for years 2022-2025.

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

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 values for F, F, 60, 60x120, 1.06, \$196, \$208, \$12,480, -50%, 1.0000, 100.00, 0.00, 0.00, \$6,240.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (60), Developer Discount, Parcel Acreage (0.17), 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 (0.17), 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 (\$6,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,200).

Data Source External Only

Collector 11/29/2023 js

Appraiser 12/20/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1108 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	60	\$4,300
Wood Deck	348	\$7,100

Plumbing

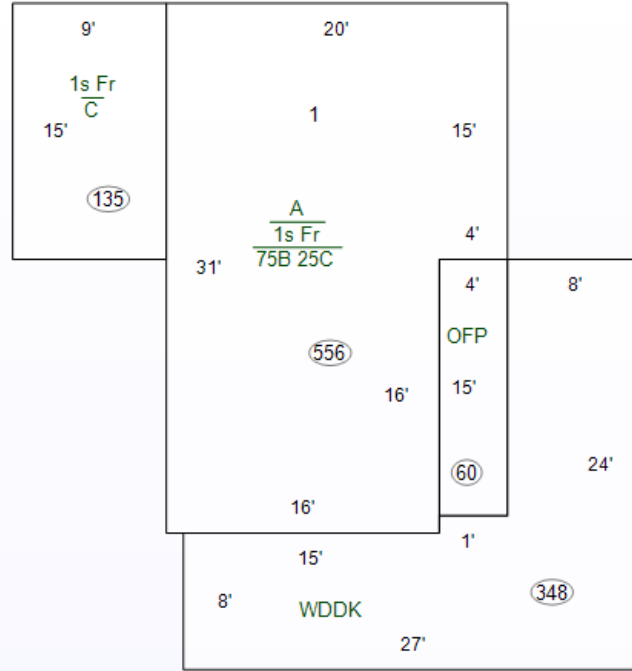
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	691	691	\$80,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		556	417	\$13,100	
Bsmt		417	0	\$22,100	
Crawl		274	0	\$4,300	
Slab					

Total Base		\$120,100
Adjustments	1 Row Type Adj. x 1.00	\$120,100

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	\$120,100
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Sub-Total, 1 Units	
Exterior Features (+)	\$11,400
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.60
Location Multiplier	0.85
Replacement Cost	\$67,065

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	E+2	1880	1880	145	F		0.85		1,664 sqft	\$67,065	65%	\$23,470	0%	100%	1.010	1.000	100.00	0.00	0.00	\$23,700
2: Utility Shed	1	SV	D	1980	1980	45	P		0.85		12'x12'		80%		0%	100%	1.010	1.000	100.00	0.00	0.00	\$0