

89-08-27-230-134.000-016

VANDALIA PARTNERS LLC

109 W MAIN ST

430, Restaurant, Cafeteria or Bar

JACKSON COM-194556 (01) 1/2

General Information

Parcel Number 89-08-27-230-134.000-016

Local Parcel Number 24-27-230-134.000-19

Tax ID: 019-01498-00

Routing Number

Property Class 430 Restaurant, Cafeteria or Bar

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 016 (Local 019) CAMBRIDGE CITY TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 194556-019 JACKSON COM-194556 (019)

Section/Plat 2427230

Location Address (1) 109 W MAIN ST CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

VANDALIA PARTNERS LLC 302 E MAIN ST CAMBRIDGE CITY, IN 47327

Legal

WRNR 2 1/2 FT LOT 23 BLK 4 WRNR LOT 24 BLK 4 WRNR 15 FT W S LOT 25 BLK 4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/27/2019 to 01/01/1900.

Notes

7/25/2019 Misc: Reassessment - changed grade & eff age, removed obso King's Cafe

Commercial

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 11/29/2023 Nexus

Appraiser

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	3	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	B: 1(214')	1: 2(262')	U: 2(428')
Heating	3232 sqft		
A/C	3232 sqft		
Sprinkler			

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	2	2	2
Total	0	0	2	2

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Patio, Concrete	456	\$3,700

Special Features

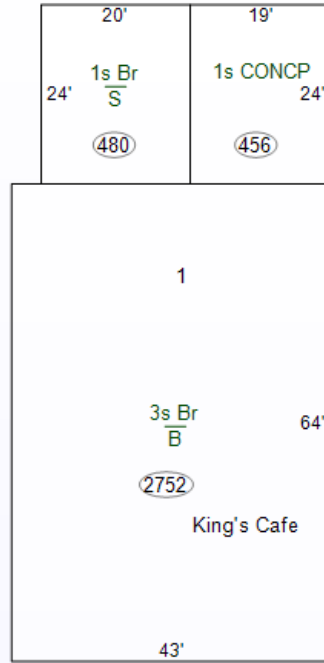
Description	Value
Can, CT 456sqft	\$12,800

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	\$813,013	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$832,713
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$12,800	Repl. Cost New	\$707,806
Exterior Features	\$3,700		



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	UTLSTOR
Use Area	2752 sqft	3232 sqft	2752 sqft	2752 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%	100.0%
Eff Perimeter	214'	262'	214'	214'
PAR	8	8	8	8
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	B	1	2	3
Wall Height	7'	12'	10'	10'
Base Rate	\$43.62	\$151.17	\$76.82	\$76.82
Frame Adj	(\$10.96)	(\$14.82)	(\$12.71)	(\$12.71)
Wall Height Adj	(\$2.44)	(\$6.74)	(\$5.62)	(\$5.62)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$30.22	\$129.61	\$58.49	\$58.49
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$30.22	\$129.61	\$58.49	\$58.49
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$28.89	\$129.61	\$57.16	\$57.16
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$79,505	\$418,900	\$157,304	\$157,304

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	3	Brick	C	1900	1987	38 A		0.85		11,488 sqft	\$707,806	77%	\$162,800	0%	100%	1.000 0.800	0.00	0.00	100.00	\$130,200
2: Paving	1	Concrete	C	1960	1960	65 A	\$2.67	0.85	\$2.27	1,300 sqft	\$2,950	80%	\$590	0%	100%	1.000 1.000	0.00	0.00	100.00	\$600