

89-08-27-230-148.000-016

KM 205 PARTNERS LLC

221 W MAIN ST

429, Other Retail Structures

JACKSON COM-194556 (01) 1/2

General Information

Parcel Number 89-08-27-230-148.000-016
Local Parcel Number 24-27-230-148.000-19

Tax ID: 019-01847-00

Routing Number

Property Class 429 Other Retail Structures

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 (5) 221 W MAIN 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

Ownership

KM 205 PARTNERS LLC 26 W CHURCH ST CAMBRIDGE CITY, IN 47327

Legal

5 X 15 NW SEC 27-16-12 W R PT LOT 17 BLK 5 WRNR 10 X 15 NW SEC 27-16-12 LOT 18 BLK 5



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/01/2025, 04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$6,800, \$141,400, \$148,200).

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 03/26/2019, 03/30/2017, and 01/01/1900.

Commercial

Notes

8/20/2020 Misc: NEW CON-changed usage & eff age per remodel-RC
Harington-Hoch Insurance Olive-Pine Salon The Lofts on Main
3/2/2020 Misc: 20p21- 2020 Equalization JH/Nexus
1/6/2020 Misc: 7/25/19: Reassessment-reduced obsol-RC
10/19/2017 Misc: 18pay19 review: sales verification review; 58% obs -BB/Nexus
8/25/2015 : 2016 REASSESSMENT: REDUCE FLOOD PLAIN % DUE TO NEW COUNTY POLICY PER FIELD CHECK 8-13-15

Land Computations

Table with columns: Land Computations (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) and values.

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	Fire Resistant
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	2

	SB	B	1	U
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Wall Type	1: 2(180')	U: 2(180')
Heating	2000 sqft	2000 sqft
A/C	2000 sqft	2000 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	7	7	
Total	0	0	7	7

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
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Special Features

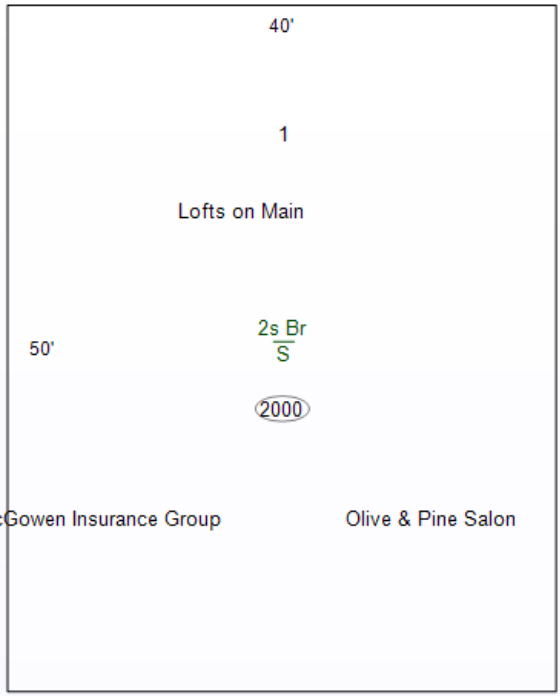
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$525,480	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$536,680
Plumbing	\$11,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$456,178
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENRET	APART
Use Area	2000 sqft	2000 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	180'	180'
PAR	9	9
# of Units / AC	0	2 / Y
Avg Unit sz dpth	-1	1000
Floor	1	2
Wall Height	10'	10'
Base Rate	\$162.65	\$118.15
Frame Adj	(\$14.82)	\$0.00
Wall Height Adj	(\$15.12)	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$132.71	\$118.15
BPA Factor	1.00	1.00
Sub Total (rate)	\$132.71	\$118.15
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$2.63
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$9.25
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$132.71	\$130.03
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$265,420	\$260,060

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	2	Brick	C	1885	1988	37	A		0.85		4,000 sqft	\$456,178	69%	\$141,420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$141,400