

General Information

Parcel Number 89-08-27-240-301.000-016
Local Parcel Number 24-27-240-301.000-19

Tax ID: 019-00884-00

Routing Number

Property Class 450
Convenience Market With Gasoline

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 2427240

Location Address (1)
2 E MAIN ST
CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

J & R REALTY CORPORATION AN IN
% HERDRICH PETROLEM
210 E US HIGHWAY 52 STE E
RUSHVILLE, IN 46173

Legal

LOTS 11, 12, 13, 14, 15 & 16 BLK 2 WRSR



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 05/22/2012 and 01/01/1900.

Notes

Notes section for property details.

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

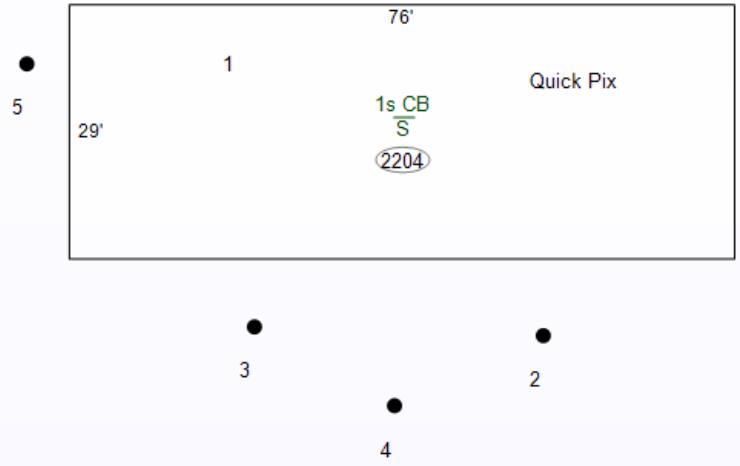
General Information			
Occupancy	C/I Building	Pre. Use	Convenience Market
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	1: 1(210')		
Heating	2204 sqft		
A/C	2204 sqft		
Sprinkler			

Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures	0	6	6	6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	0	0	6	6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations	
Pricing Key	GCM
Use	CONVMRK
Use Area	2204 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	210'
PAR	10
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	12'
Base Rate	\$152.26
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$152.26
BPA Factor	1.00
Sub Total (rate)	\$152.26
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	\$152.26
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$335,581

Building Computations			
Sub-Total (all floors)	\$335,581	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$345,181
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$293,404
Exterior Features	\$0	Total (Use)	\$335,581

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	Concrete	C	1988	2003	22	A	0.85			2,204 sqft	\$293,404	44%	\$164,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$164,300
2: Paving	1	Asphalt	C	1988	1988	37	A	\$2.81	0.85	\$2.39	12,000 sqft	\$28,662	80%	\$5,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,700
3: Paving	1	Concrete	C	1988	1988	37	A	\$3.80	0.85	\$3.23	3,600 sqft	\$11,628	80%	\$2,330	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,300
4: Service Station, DetCPY	1		C	1988	1988	37	A	\$38.16	0.85	\$32.44	3,655 sqft	\$118,554	80%	\$23,710	0%	100%	1.000	1.000	0.00	0.00	100.00	\$23,700
5: Utility Shed	1		D	2012	2012	13	A	\$26.02	0.85	\$17.69	8'x10'	\$1,415	40%	\$850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900