

89-08-27-240-307.000-016

MOISTNER, ROBERT GENE & S

40 E MAIN ST

510, 1 Family Dwell - Platted Lot

JACKSON-195097 (019)/19

1/4

General Information

Parcel Number 89-08-27-240-307.000-016
Local Parcel Number 24-27-240-307.000-19

Ownership

MOISTNER, ROBERT GENE & SUSA
40 E MAIN ST
CAMBRIDGE CITY, IN 47327

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/10/2020 and 01/01/1900.

Notes

12/8/2023 Misc: 2024 GENERAL REVAL

Tax ID: 019-00754-00

Legal

WRSR LOT 1 BLK 2 WRSR LOT 2 BLK 2 WRSR 2 FT E SIDE LOT 3 BLK 2

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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 categories.

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 016 (Local 019) CAMBRIDGE CITY TOWN
School Corp 8355 WESTERN WAYNE
Neighborhood 195097-019 JACKSON-195097 (019)
Section/Plat 2427240
Location Address (1) 40 E MAIN ST CAMBRIDGE CITY, IN 47327

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.

Zoning ZO01 Residential

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 includes Fci, F, 52, 52x120, 1.06, \$270, \$286, \$14,872, 0%, 1.0000, 87.00, 0.00, 13.00, \$14,870.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 11/22/2023 js

Appraiser 12/08/2023 Nexus

Total Value \$14,900

**General Information**

|                      |                      |
|----------------------|----------------------|
| <b>Occupancy</b>     | Single-Family        |
| <b>Description</b>   | Residential Dwelling |
| <b>Story Height</b>  | 2                    |
| <b>Style</b>         | N/A                  |
| <b>Finished Area</b> | 1978 sqft            |
| <b>Make</b>          |                      |

**Floor Finish**

|   |  |
|---|--|
| <input type="checkbox"/> Earth                  | <input type="checkbox"/> Tile                  |
| <input checked="" type="checkbox"/> Slab        | <input checked="" type="checkbox"/> Carpet     |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Parquet                |  |

**Wall Finish**

|   |  |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling                   | <input type="checkbox"/> Other                 |
| <input type="checkbox"/> Fiberboard                 |  |

**Roofing**

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

**Exterior Features**

| Description           | Area | Value    |
|-----------------------|------|----------|
| Porch, Open Frame     | 296  | \$14,000 |
| Porch, Enclosed Frame | 136  | \$10,600 |

**Plumbing**

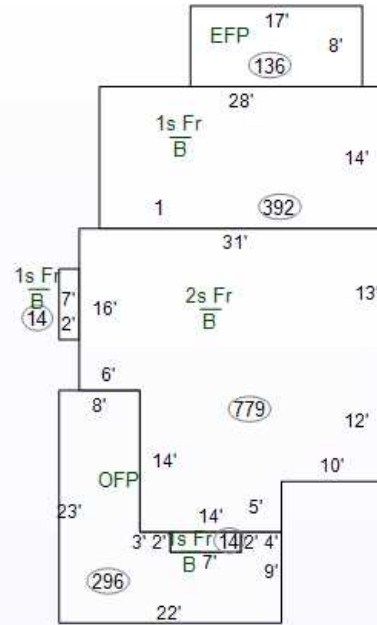
|                      |   |    |
|----------------------|---|----|
|                      | # | TF |
| <b>Full Bath</b>     | 2 | 6  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 8  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 1 |
| <b>Total Rooms</b>  | 8 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 1Fr    | 1199 | 1199   | \$117,700 |        |
| 2     | 1Fr    | 779  | 779    | \$44,700  |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        | 1199 | 0      | \$39,200  |        |
| Crawl |        |      |        |           |        |
| Slab  |        |      |        |           |        |

|                    |                               |                  |
|--------------------|-------------------------------|------------------|
| <b>Adjustments</b> | <b>1 Row Type Adj. x 1.00</b> | <b>\$201,600</b> |
|--------------------|-------------------------------|------------------|

|                  |                   |         |
|------------------|-------------------|---------|
| Unfin Int (-)    |                   | \$0     |
| Ex Liv Units (+) |                   | \$0     |
| Rec Room (+)     |                   | \$0     |
| Loft (+)         |                   | \$0     |
| Fireplace (+)    |                   | \$0     |
| No Heating (-)   |                   | \$0     |
| A/C (+)          | 2:779 1:1199      | \$5,900 |
| No Elec (-)      |                   | \$0     |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+)   |                   | \$0     |
| Elevator (+)     |                   | \$0     |

|                            |                  |
|----------------------------|------------------|
| <b>Sub-Total, One Unit</b> | <b>\$209,900</b> |
|----------------------------|------------------|

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$24,600 | \$234,500 |
| Garages (+) 0 sqft                | \$0      | \$234,500 |
| Quality and Design Factor (Grade) |          | 1.00      |
| Location Multiplier               |          | 0.85      |

|                         |                  |
|-------------------------|------------------|
| <b>Replacement Cost</b> | <b>\$199,325</b> |
|-------------------------|------------------|

**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   | 2            | Wood Fr     | C     | 1900       | 1975     | 50         | A  |           | 0.85 |          | 3,177 sqft | \$199,325 | 35%      | \$129,560     | 0%      | 100% | 0.940 | 1.000 | 100.00 | 0.00  | 0.00  | \$121,800    |
| 2: Car Shed               | 1            |             | D-1   | 1965       | 1965     | 60         | A  | \$10.10   | 0.85 | \$6.01   | 15'x24'    | \$2,163   | 65%      | \$760         | 0%      | 100% | 0.940 | 1.000 | 100.00 | 0.00  | 0.00  | \$700        |
| 3: Detached Garage/Boat H | 1            | Wood Fr     | D     | 1965       | 1965     | 60         | A  | \$41.81   | 0.85 | \$28.43  | 24'x24'    | \$16,376  | 45%      | \$9,010       | 0%      | 100% | 0.940 | 1.000 | 100.00 | 0.00  | 0.00  | \$8,500      |

**General Information**

|                     |               |                     |                  |
|---------------------|---------------|---------------------|------------------|
| <b>Occupancy</b>    | C/I Building  | <b>Pre. Use</b>     | General Office   |
| <b>Description</b>  | Mixed Use Com | <b>Pre. Framing</b> | Wood Joist       |
| <b>Story Height</b> | 1             | <b>Pre. Finish</b>  | Finished Divided |
| <b>Type</b>         | N/A           | <b># of Units</b>   | 0                |

|           |          |          |          |
|-----------|----------|----------|----------|
| <b>SB</b> | <b>B</b> | <b>1</b> | <b>U</b> |
|-----------|----------|----------|----------|

|                  |            |
|------------------|------------|
| <b>Wall Type</b> | 1: 1(122') |
| <b>Heating</b>   | 813 sqft   |
| <b>A/C</b>       | 813 sqft   |
| <b>Sprinkler</b> |            |

**Plumbing RES/CI**

|                      | # | TF | # | TF |
|----------------------|---|----|---|----|
| <b>Full Bath</b>     | 0 | 0  | 0 | 0  |
| <b>Half Bath</b>     | 0 | 0  | 0 | 0  |
| <b>Kitchen Sinks</b> | 0 | 0  | 0 | 0  |
| <b>Water Heaters</b> | 0 | 0  | 0 | 0  |
| <b>Add Fixtures</b>  | 0 | 0  | 0 | 0  |
| <b>Total</b>         | 0 | 0  | 0 | 0  |

**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 |
|-------------|------|-------|
|-------------|------|-------|

**Special Features**

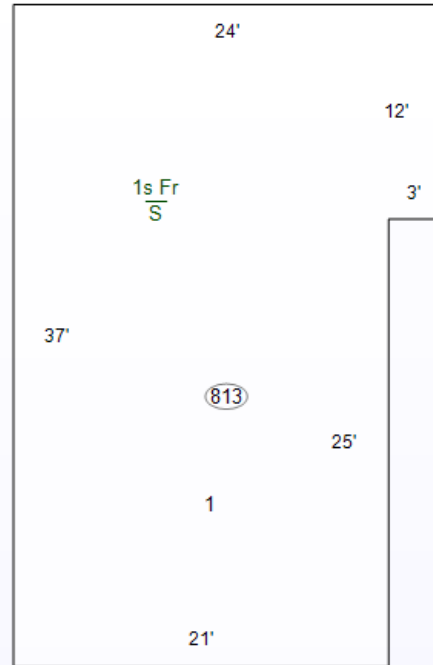
| Description | Value |
|-------------|-------|
|-------------|-------|

**Other Plumbing**

| Description | Value |
|-------------|-------|
|-------------|-------|

**Building Computations**

|                               |                  |
|-------------------------------|------------------|
| <b>Sub-Total (all floors)</b> | <b>\$153,446</b> |
| Racquetball/Squash            | \$0              |
| Theater Balcony               | \$0              |
| Plumbing                      | \$0              |
| Other Plumbing                | \$0              |
| Special Features              | \$0              |
| Exterior Features             | \$0              |
| <b>Sub-Total (building)</b>   | <b>\$153,446</b> |
| Quality (Grade)               | \$1              |
| Location Multiplier           | 0.85             |
| <b>Repl. Cost New</b>         | <b>\$104,343</b> |



**Floor/Use Computations**

|                         |                  |
|-------------------------|------------------|
| <b>Pricing Key</b>      | GCM              |
| <b>Use</b>              | GENOFF           |
| <b>Use Area</b>         | 813 sqft         |
| <b>Area Not in Use</b>  | 0 sqft           |
| <b>Use %</b>            | 100.0%           |
| <b>Eff Perimeter</b>    | 122'             |
| <b>PAR</b>              | 15               |
| <b># of Units / AC</b>  | 0                |
| <b>Avg Unit sz dpth</b> | -1               |
| <b>Floor</b>            | 1                |
| <b>Wall Height</b>      | 9'               |
| <b>Base Rate</b>        | <b>\$209.97</b>  |
| <b>Frame Adj</b>        | (\$9.80)         |
| <b>Wall Height Adj</b>  | (\$11.43)        |
| <b>Dock Floor</b>       | \$0.00           |
| <b>Roof Deck</b>        | \$0.00           |
| <b>Adj Base Rate</b>    | <b>\$188.74</b>  |
| <b>BPA Factor</b>       | 1.00             |
| <b>Sub Total (rate)</b> | <b>\$188.74</b>  |
| <b>Interior Finish</b>  | \$0.00           |
| <b>Partitions</b>       | \$0.00           |
| <b>Heating</b>          | \$0.00           |
| <b>A/C</b>              | \$0.00           |
| <b>Sprinkler</b>        | \$0.00           |
| <b>Lighting</b>         | \$0.00           |
| <b>Unit Finish/SR</b>   | \$0.00           |
| <b>GCK Adj.</b>         | \$0.00           |
| <b>S.F. Price</b>       | <b>\$188.74</b>  |
| <b>Sub-Total</b>        |                  |
| Unit Cost               | \$0.00           |
| Elevated Floor          | \$0.00           |
| <b>Total (Use)</b>      | <b>\$153,446</b> |

**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     | D     | 1965       | 1985     | 40         | A  |           | 0.85 |          | 813 sqft | \$104,343 | 79%      | \$21,910      | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$21,900     |

