

89-08-27-240-323.000-016

General Information

Parcel Number
89-08-27-240-323.000-016

Local Parcel Number
24-27-240-323.000-19

Tax ID:
019-01291-00

Routing Number

Property Class 510 RENTAL
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 195097-019
JACKSON-195097 (019)

Section/Plat
2427240

Location Address (1)
117 E CHURCH ST
CAMBRIDGE CITY, IN 47327

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

HERR, DANIEL G

Ownership

HERR, DANIEL G
7947 E DUBLIN PIKE
CAMBRIDGE CITY, IN 47327

Legal

WRSR LOT 23 BLK 1 WRSR LOT 24 BLK 1

117 E CHURCH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	HERR, DANIEL G		CO	/			I

510, 1 Family Dwell - Platted Lot

JACKSON-195097 (019)/19 1/2

Notes

12/5/2023 Misc: 2024 GENERAL REVAL



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$9,100	Land	\$9,100	\$7,900	\$7,200	\$7,200	\$7,200
\$9,100	Land Res (1)	\$9,100	\$7,900	\$7,200	\$7,200	\$7,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$40,400	Improvement	\$40,400	\$35,700	\$32,300	\$32,700	\$30,000
\$40,400	Imp Res (1)	\$40,400	\$35,700	\$32,300	\$32,700	\$30,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$49,500	Total	\$49,500	\$43,600	\$39,500	\$39,900	\$37,200
\$49,500	Total Res (1)	\$49,500	\$43,600	\$39,500	\$39,900	\$37,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		50	50x120	1.06	\$342	\$363	\$18,150	-50%	1.0000	100.00	0.00	0.00	\$9,080

Land Computations

Calculated Acreage	0.14
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.14
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	0.14
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	\$9,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,100

Data Source External Only

Collector 11/21/2023 js

Appraiser 12/05/2023 Nexus

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General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1820 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
Patio, Concrete	96	\$800
Stoop, Masonry	80	\$2,700
Canopy, Shed Type	80	\$800

HERR, DANIEL G

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

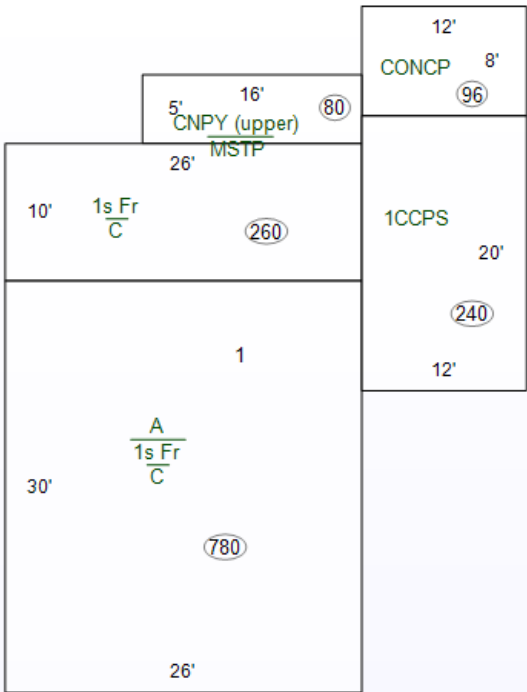
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

117 E CHURCH ST



Specialty Plumbing

Description	Count	Value
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510, 1 Family Dwell - Platted Lot

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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1040	1040	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		780	780	\$19,400	
Bsmt					
Crawl		1040	0	\$7,800	
Slab					

Total Base \$135,600

Adjustments 1 Row Type Adj. x 1.00 \$135,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$137,200

Sub-Total, 1 Units

Exterior Features (+)	\$4,300	\$141,500
Garages (+) 240 sqft	\$3,100	\$144,600
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.85	
Replacement Cost	\$86,037	

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	D-1	1900	1900	125	A		0.85		1,820 sqft	\$86,037	50%	\$43,020	0%	100%	0.940	1.000	100.00	0.00	0.00	\$40,400