

89-08-27-240-408.000-016

SHERWOOD, LARRY D & SHEIL

114 E CHURCH ST

520, 2 Family Dwell - Platted Lot

JACKSON-195097 (019)/19

General Information

Parcel Number 89-08-27-240-408.000-016
Local Parcel Number 24-27-240-408.000-19

Tax ID: 019-00842-00

Routing Number

Property Class 520 RENTAL
2 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 (2) 114 E CHURCH ST CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

SHERWOOD, LARRY D & SHEILA K
611 E MAIN ST
CAMBRIDGE CITY, IN 47327

Legal

WRSR LOT 12 BLK 12: 20 FT W SIDE WRSR LOT
11 BLK 12: 5 FT E SIDE LOT 13 BLK 12



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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Notes

12/5/2023 Misc: 2024 GENERAL REVAL

Land Computations

Table listing land computations such as 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, and Total Value.

Data Source External Only

Collector 11/21/2023 js

Appraiser 12/05/2023 Nexus

Total Value \$9,100

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1863 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
Porch, Open Frame	176	\$9,200

**Plumbing**

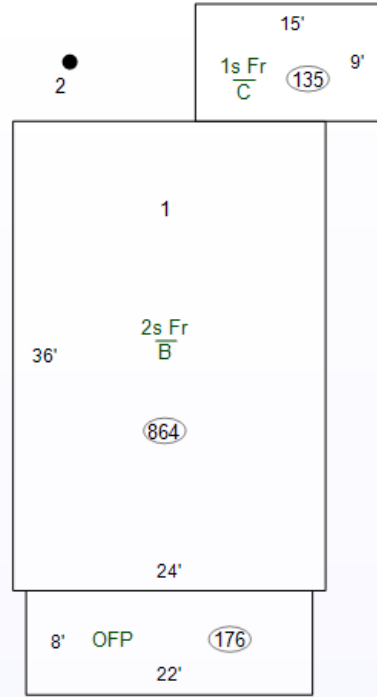
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	2	2
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	10

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	999	999	\$105,300	
2	1Fr	864	864	\$47,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		864	0	\$32,100	
Crawl		135	0	\$3,400	
Slab					

**Total Base** \$188,700

**Adjustments** 1 Row Type Adj. x 1.00 \$188,700

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 10 - 10 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

**Sub-Total, One Unit** \$197,500

**Sub-Total, 1 Units**

Exterior Features (+) \$9,200 \$206,700

Garages (+) 0 sqft \$0 \$206,700

Quality and Design Factor (Grade) 0.70

Location Multiplier 0.85

**Replacement Cost** \$122,987

**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	D-1	1920	1920	105 F		0.85		2,727 sqft	\$122,987	65%	\$43,050	0%	100%	0.940	1.000	50.00	50.00	0.00	\$40,500
2: Utility Shed	1	SV	D	2017	2017	8 A		0.85		10'x12'		25%		0%	100%	0.940	1.000	100.00	0.00	0.00	\$0