

89-08-27-240-409.000-016

RYBOLT, LEO & ROSIE

120 E CHURCH ST

510, 1 Family Dwell - Platted Lot

JACKSON-195097 (019)/19

1/2

General Information

Parcel Number 89-08-27-240-409.000-016
Local Parcel Number 24-27-240-409.000-19

Tax ID: 019-01518-00

Routing Number

Property Class 510
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)
120 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

RYBOLT, LEO & ROSIE
120 E CHURCH ST
CAMBRIDGE CITY, IN 47327

Legal

WRSR LOTS 9, 10 BLK 12 5 FT E SIDE LOT 11
BLK 12



Transfer of Ownership

Date 01/01/1900 Owner RYBOLT, LEO & ROSI Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/5/2023 Misc: 2024 GENERAL REVAL

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from \$0 to \$58,800.

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

Table with 15 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. Values include 55, 55x120, 1.06, \$342, \$363, \$19,965, -50%, 1.0000, 100.00, 0.00, 0.00, \$9,980.

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.15), Actual Frontage (55), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$10,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$10,000).

Data Source External Only

Collector 11/21/2023 js

Appraiser 12/05/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1762 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	150	\$8,300

**Plumbing**

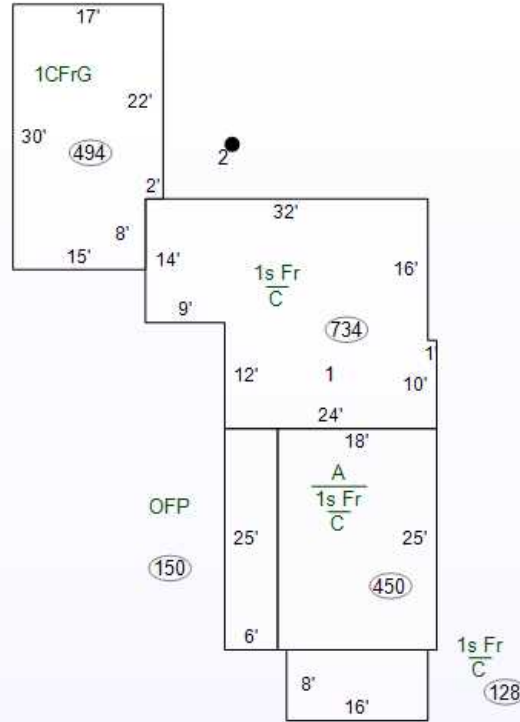
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1312	1312	\$124,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	450	450	\$13,000	
Bsmt				
Crawl	1312	0	\$8,800	
Slab				

**Total Base** \$146,100

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$146,100
<b>Sub-Total, 1 Units</b>	\$146,100
Exterior Features (+)	\$8,300
Garages (+) 494 sqft	\$20,100
Quality and Design Factor (Grade)	0.70
Location Multiplier	0.85
<b>Replacement Cost</b>	<b>\$103,828</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	1	Wood Fr	D-1	1880	1880	145 A		0.85		1,762 sqft	\$103,828	50%	\$51,910	0%	100%	0.940	1.000	100.00	0.00	0.00	\$48,800
2: Utility Shed	1	SV	D	2010	2010	15 A		0.85		10'x12'		45%		0%	100%	0.940	1.000	100.00	0.00	0.00	\$0