

General Information

Parcel Number
89-08-27-310-219.000-016

Local Parcel Number
24-27-310-219.000-19

Tax ID:
019-01131-00

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 194081-019
JACKSON-194081 (019)

Section/Plat
2427310

Location Address (1)
622 S 5TH 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

COWIN, RICK E
622 S 5TH ST
CAMBRIDGE CITY, IN 47327

Legal

LOTS 16, 17, 18 BLK 4 M & F ADD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/19/2009	COWIN, RICK E		CO	/	\$0	I
06/19/2009	COWIN, RICK E	2009005954	QC	/	\$0	I
01/01/1900	COWIN, RICK E & CH	2009005954	QC	/		I

Notes

12/4/2023 Misc: 2024 GENERAL REVAUATION
8/9/2019 Misc: 2020 GENERAL REVALUATION:
REMOVED POULTRY HOUSE PER F/C



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	☐	☐	☐	☐	☐
\$31,600	Land	\$31,600	\$27,600	\$25,100	\$25,100	\$25,100
\$31,600	Land Res (1)	\$31,600	\$27,600	\$25,100	\$25,100	\$25,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$84,100	Improvement	\$84,100	\$73,700	\$67,300	\$66,100	\$60,600
\$84,100	Imp Res (1)	\$84,100	\$73,700	\$67,300	\$66,100	\$60,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$115,700	Total	\$115,700	\$101,300	\$92,400	\$91,200	\$85,700
\$115,700	Total Res (1)	\$115,700	\$101,300	\$92,400	\$91,200	\$85,700
\$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		157	157x196	1.21	\$196	\$237	\$37,209	-15%	1.0000	100.00	0.00	0.00	\$31,630

Land Computations

Calculated Acreage	0.71
Actual Frontage	157
Developer Discount	☐
Parcel Acreage	0.71
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	0.71
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	\$31,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,600

Data Source External Only

Collector 11/10/2023 js

Appraiser 12/04/2023 Nexus

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General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2136 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
Stoop, Masonry	140	\$3,800
Canopy, Shed Type	140	\$1,300
Wood Deck	160	\$3,700

COWIN, RICK E

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

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

Heat Type

Central Warm Air

622 S 5TH ST

510, 1 Family Dwell - Platted Lot

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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1140	1140	\$114,600	
2					
3					
4					
1/4					
1/2	1Fr	996	996	\$41,200	
3/4					
Attic					
Bsmt		498	0	\$24,100	
Crawl		642	0	\$6,400	
Slab					

Total Base \$186,300

Adjustments 1 Row Type Adj. x 1.00 \$186,300

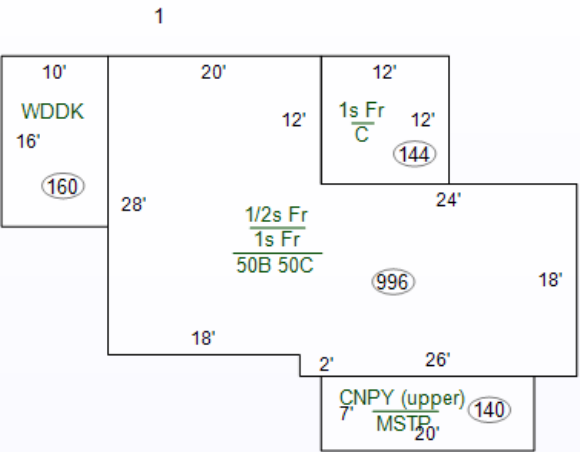
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1140 1/2:996	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$192,300

Sub-Total, 1 Units

Exterior Features (+)	\$8,800	\$201,100
Garages (+) 0 sqft	\$0	\$201,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$153,842



Specialty Plumbing

Description	Count	Value
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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 1/2	Wood Fr	D+2	1880	1880	145 A		0.85		2,634 sqft	\$153,842	50%	\$76,920	0%	100%	1.010	1.000	100.00	0.00	0.00	\$77,700
2: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95 A	\$51.44	0.85	\$34.98	18'x20'	\$12,593	50%	\$6,300	0%	100%	1.010	1.000	100.00	0.00	0.00	\$6,400