

89-08-27-410-202.000-016

SHERWOOD, KENNETH & VIOL

118 S 3RD ST

520, 2 Family Dwell - Platted Lot

JACKSON-194087 (019)/19 1/2

General Information

Parcel Number 89-08-27-410-202.000-016

Local Parcel Number 24-27-410-202.000-19

Tax ID: 019-01557-00

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 194087-019 JACKSON-194087 (019)

Section/Plat 2427410

Location Address (1) 118 S 3RD 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, KENNETH & VIOLA 810 E DELAWARE ST CAMBRIDGE CITY, IN 47327

Legal

WRSR LOTS 6, 7, 8 BLK 21

Transfer of Ownership

Date 01/01/1900 Owner SHERWOOD, KENNE Doc ID Code Book/Page Adj Sale Price V/I



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)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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

Notes

12/5/2023 Misc: 2024 GENERAL REVAUATION 7/26/2019 Misc: 2020 GENERAL REVAL: REMOVE SHED AND UNF INT PER F/C: 6-25-19

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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 \$12,300

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1920 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 Masonry	126	\$8,000
Wood Deck	84	\$2,300
Patio, Concrete	228	\$1,700

**Plumbing**

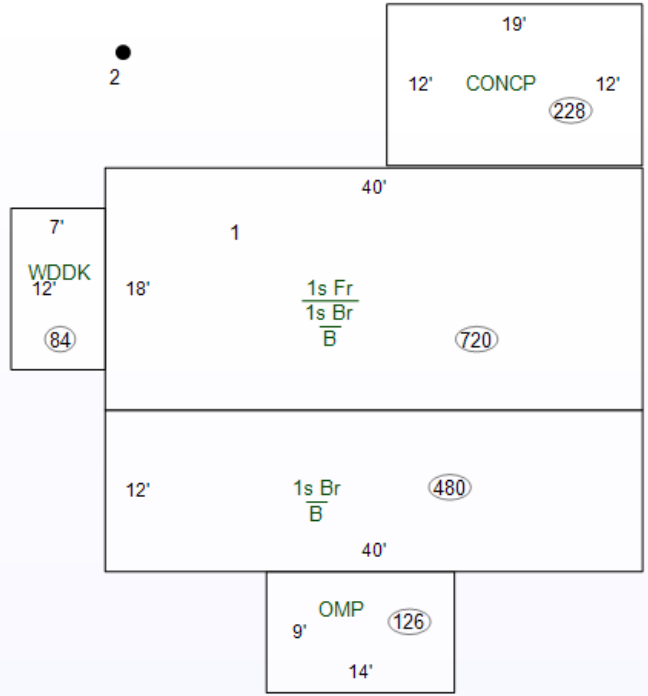
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1200	1200	\$129,500	
2	1Fr	720	720	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1200	0	\$39,200	
Crawl					
Slab					

	Total Base	\$211,900
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$211,900</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1200 2:720	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$222,100
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$12,000 \$234,100
Garages (+) 0 sqft	\$0 \$234,100
Quality and Design Factor (Grade)	0.70
Location Multiplier	0.85
<b>Replacement Cost</b>	<b>\$139,290</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	4/6 Maso	D-1	1900	1900	125 F		0.85		3,120 sqft	\$139,290	65%	\$48,750	32%	100%	1.090	1.000	100.00	0.00	0.00	\$36,100
2: Utility Shed	1	SV	D	1990	1990	35 A		0.85		10'x12'		65%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0