

General Information

Parcel Number 89-08-27-410-205.000-016
Local Parcel Number 24-27-410-205.000-19
Tax ID: 019-00205-00
Routing Number

Ownership

COMBS, TRACY
36 S 3RD ST
CAMBRIDGE CITY, IN 47327

Legal

WRSR LOT 14 BLK 22 WRSR LOT 15 BLK 22

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/17/2022 to 01/01/1900.

Notes

12/5/2023 Misc: 2024 GENERAL REVAUATION
10/8/2020 Misc: 2021 NEW CONSTRUCTION: ADD CAR SHED
8/9/2019 Misc: 2020 GENERAL REVAL: CHANGE CONDITION O AVERAGE PER F/C: 7-3-19
1/2/2019 Misc: 2019 - REMOVE UTILITY SHED PER DWELLING COND. EX F/C COUNTY ASSESSOR 12/28/2018

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 016 (Local 019) CAMBRIDGE CITY TOWN
School Corp 8355 WESTERN WAYNE
Neighborhood 194091-019 JACKSON-194091 (019)
Section/Plat 2427410
Location Address (1) 36 S 3RD ST CAMBRIDGE CITY, IN 47327

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2023 and 2024.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with 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. Row shows data for F, F, 50, 50x120, 1.00, \$158, \$158, \$7,900, 0%, 1.0000, 100.00, 0.00, 0.00, \$7,900.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 11/10/2023 js

Appraiser 12/05/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include 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 (\$7,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1472 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, Enclosed Frame	210	\$13,800

Plumbing

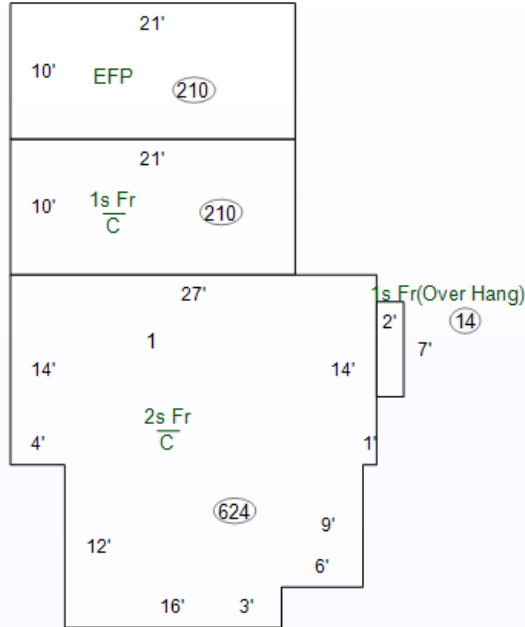
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	848	848	\$92,700	
2	1Fr	624	624	\$40,200	
3					
4					
1/4					
1/2					
3/4					
2	Attic				
	Bsmt				
	Crawl	834	0	\$6,900	
	Slab				

Total Base \$139,800

Adjustments 1 Row Type Adj. x 1.00 \$139,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$142,200

Sub-Total, 1 Units

Exterior Features (+)	\$13,800	\$156,000
Garages (+) 0 sqft	\$0	\$156,000
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
Replacement Cost		\$132,600

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	C	1900	1980	45	A		0.85		1,472 sqft	\$132,600	30%	\$92,820	5%	100%	1.040	1.250	100.00	0.00	0.00	\$114,600
2: Car Shed	1	SV	E	2020	2020	5	A		0.85		20'x20'		15%		0%	100%	1.040	1.000	100.00	0.00	0.00	\$0