

89-08-27-410-224.000-016

BROWER PROPERTIES LLC

1 S 4TH ST

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-194087 (019)/19

1/2

General Information

Parcel Number 89-08-27-410-224.000-016
Local Parcel Number 24-27-410-224.008-19

Tax ID: 019-01147-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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)
1 S 4TH 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

BROWER PROPERTIES LLC
7810 E DUBLIN PIKE
CAMBRIDGE CITY, IN 47327

Legal

SE SEC 27-16-12 0.50A EX 58 X 142.70 FT EX
44.5 X 141.10 X 62 FT



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

12/6/2023 Misc: 2024 GENERAL REVAUATION
8/2/2019 Misc: 2020 GENERAL REVAL:REMOVE PART OF WDP ON HOUSE, AND ADD 50% OBS AND CHANGE GRADE OF TRAILER PER F/C 6-25-19

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 11/10/2023 js

Appraiser 12/06/2023 Nexus

Total Value \$12,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 744 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
Patio, Treated Pine	220	\$1,600

Plumbing

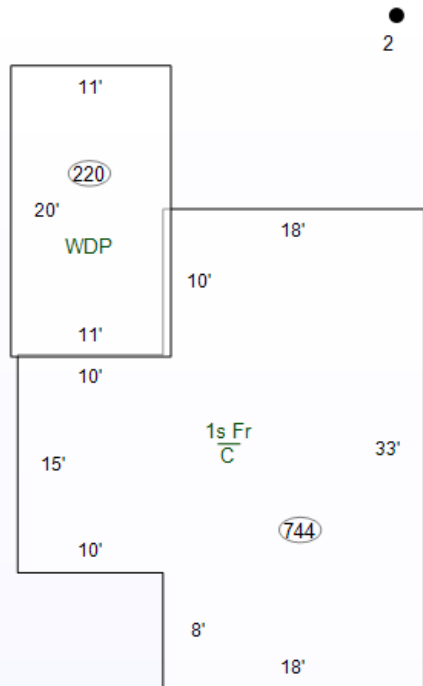
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Other



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	744	744	\$84,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	744	0	\$6,700	
Slab				

Total Base \$91,200

Adjustments 1 Row Type Adj. x 1.00 \$91,200

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) 1:744 (\$4,000)
 A/C (+) \$0
 No Elec (-) \$0
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$87,200

Sub-Total, 1 Units

Exterior Features (+) \$1,600 \$88,800

Garages (+) 0 sqft \$0 \$88,800

Quality and Design Factor (Grade) 0.70

Location Multiplier 0.85

Replacement Cost \$52,836

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	1972	1972	53 A		0.85		744 sqft	\$52,836	45%	\$29,060	0%	100%	1.090	1.000	100.00	0.00	0.00	\$31,700
2: Utility Shed	1	SV	D	2000	2000	25 A		0.85		10'x16'		55%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0