

89-08-28-230-309.000-019

RIGGS, RYAN LINDLEY & KIMBE

1003 W NATIONAL RD

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (028)/19

1/2

General Information

Parcel Number
89-08-28-230-309.000-019

Local Parcel Number
24-28-230-309.000-28

Tax ID:
028-00062-00

Routing Number

Ownership

RIGGS, RYAN LINDLEY & KIMBERLY
1003 W NATIONAL RD
CAMBRIDGE CITY, IN 47327

Legal

W 1/2 LOT 7 RB E 1/2 LOT 7 RB

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/01/2022	RIGGS, RYAN LINDL	2022010860	WD	/	\$200,000	V
04/09/2020	POWELL, SCOTT W &	2020002711	WD	/	\$186,900	V
09/09/2019	IRVIN, JOHNATHAN P	2019007241	RR	/		I
08/16/2019	IRVIN, JONATHAN P	2019006429	WD	/	\$169,900	V
01/01/1900	LEE, THOMAS H & D		CO	/		I

Notes

1/17/2024 Misc: 2024 GENERAL REVAUATION

8/8/2019 Misc: 2020 GENERAL REVAL: ADD OBSOL TO POOL AND ENLARGE CONCP AND WDDK PER F/C 6/11/19
CHANGE SFD GRADE TO C+1 W/EFF AGE IN GD COND, ADD HALF BATH, ADD A/C, AND REMOVE OBSOL PER F/C

2/26/2016 : 2016: CORRECT GARAGE SIZE, CHANGE WDDK TO WDP, AND POOL SIZE PER EFC

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County
WAYNE

Township
JACKSON TOWNSHIP

District 019 (Local 028)
MOUNT AUBURN TOWN

School Corp 8355
WESTERN WAYNE

Neighborhood 194087-028
JACKSON-194087 (028)

Section/Plat
2428230

Location Address (1)
1003 W NATIONAL RD
CAMBRIDGE CITY, IN 47327

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

2025	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 <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,300	Land Land Res (1)	\$19,300 \$19,300	\$16,800 \$16,800	\$15,300 \$15,300	\$15,300 \$15,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0
\$184,500	Improvement Imp Res (1)	\$184,500 \$184,500	\$165,400 \$165,400	\$162,900 \$153,400	\$161,900 \$152,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$9,500	\$9,500
\$203,800	Total Total Res (1)	\$203,800 \$203,800	\$182,200 \$182,200	\$178,200 \$168,700	\$177,200 \$167,700
\$203,800	Total Non Res (2)	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$9,500	\$9,500

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

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		99	99x198	1.14	\$171	\$195	\$19,305	0%	1.0000	100.00	0.00	0.00	\$19,310

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **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 01/02/2023 bb

Appraiser 09/01/2023 js

Land Computations

Calculated Acreage	0.45
Actual Frontage	99
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.45
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	0.45
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	\$19,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,300

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2 1/2
Style	N/A
Finished Area	3168 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Masonry	464	\$20,900
Patio, Concrete	294	\$2,200
Wood Deck	84	\$2,300

Plumbing

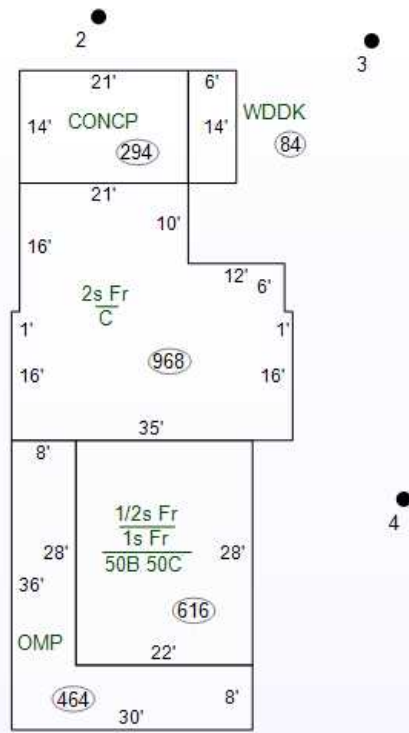
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1584	1584	\$138,900	
2	1Fr	968	968	\$51,200	
3					
4					
1/4					
1/2	1Fr	616	616	\$30,600	
3/4					
Attic					
Bsmt		308	0	\$19,800	
Crawl		1276	0	\$8,700	
Slab					

Total Base	\$249,200
Adjustments	1 Row Type Adj. x 1.00
Total	\$249,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1584 1/2:616 2:968 \$7,800
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$263,100
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Sub-Total, 1 Units

Exterior Features (+)	\$25,400	\$288,500
Garages (+) 0 sqft	\$0	\$288,500
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$257,486

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 1/2	Wood Fr	C+1	1900	1965	60 A		0.85		3,476 sqft	\$257,486	40%	\$154,490	0%	100%	1.090	1.000	100.00	0.00	0.00	\$168,400
2: Detached Garage/Boat H	1	Wood Fr	C	1900	1900	125 A	\$55.64	0.85	\$47.29	14'x20'	\$13,242	45%	\$7,280	75%	100%	1.090	1.000	100.00	0.00	0.00	\$2,000
3: Detached Garage/Boat H	1	Wood Fr	D	1995	1995	30 A	\$59.52	0.85	\$40.47	12'x20'	\$9,714	28%	\$6,990	0%	100%	1.090	1.000	100.00	0.00	0.00	\$7,600
4: Swimming Pool (R)	1		C	2001	2001	24 A	\$54.40	0.85	\$61.98	18'x34'	\$39,617	70%	\$11,890	50%	100%	1.090	1.000	100.00	0.00	0.00	\$6,500