

General Information

Parcel Number 89-08-28-230-403.000-019
Local Parcel Number 24-28-230-403.000-28

Tax ID: 028-00043-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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) 101 CHESTNUT ST CAMBRIDGE CITY, IN 47327

Zoning

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

Ownership

WILSON, CHRISTOPHER L & KIMBE
101 CHESTNUT ST
CAMBRIDGE CITY, IN 47327

Legal

LOT 9 R B LOT 10 R B

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/25/2024 WILSON, CHRISTOPHER L & KIMBE and 01/01/1900 HERSBERGER, RUS.

Notes

12/8/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.91), Actual Frontage (198), Parcel Acreage (0.91), etc.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 2392 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	32	\$1,800
Porch, Open Frame	240	\$12,000

**Plumbing**

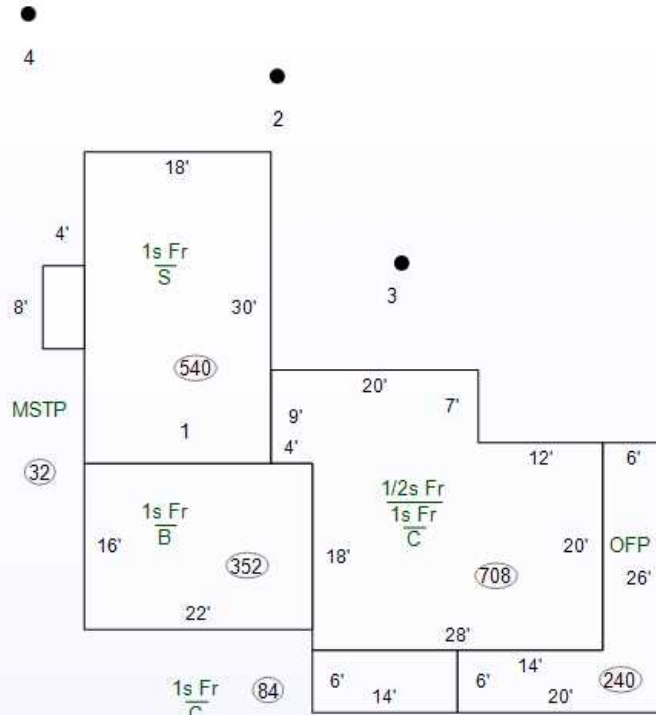
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1684	1684	\$145,600	
2					
3					
4					
1/4					
1/2	1Fr	708	708	\$33,100	
3/4					
Attic					
Bsmt		352	0	\$20,700	
Crawl		792	0	\$6,800	
Slab		540	0	\$0	
<b>Total Base</b>				<b>\$206,200</b>	

**Adjustments**

Adjustments	1 Row Type Adj. x 1.00	Totals
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1684 1/2:708	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$219,200</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,800	\$233,000
Garages (+) 0 sqft	\$0	\$233,000
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$178,245</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	1 1/2	Wood Fr	D+2	1900	1900	125	A		0.85		2,744 sqft	\$178,245	50%	\$89,120	0%	100%	1.090	1.000	100.00	0.00	0.00	\$97,100
2: Detached Garage/Boat H	1	Wood Fr	C	1967	1967	58	A	\$37.41	0.85	\$31.80	26'x30'	\$24,803	40%	\$14,880	0%	100%	1.090	1.000	100.00	0.00	0.00	\$16,200
3: Swimming Pool (R)	1		C	1981	1981	44	A	\$56.85	0.85	\$48.32	12'x29'	\$16,816	85%	\$2,520	50%	100%	1.090	1.000	100.00	0.00	0.00	\$1,400
4: Utility Shed	1	SV	D	1970	1970	55	A		0.85		8'x10'		65%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0