

89-08-28-300-302.001-015

SHERWOOD, BENJAMIN LEE &

1761 FOUNDRY RD

541, Mobile or Manufactured Home - Un

JACKSON-224997 (010)/22

1/2

General Information

Parcel Number 89-08-28-300-302.001-015
Local Parcel Number 24-28-300-302.018-10

Tax ID: 010-00217-01

Routing Number

Property Class 541
Mobile or Manufactured Home - Un

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 015 (Local 010) JACKSON TOWNSHIP
School Corp 8355 WESTERN WAYNE
Neighborhood 224997-010 JACKSON-224997 (010)
Section/Plat 2428300
Location Address (1) 1761 FOUNDRY RD
CAMBRIDGE CITY, IN 47327

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Water ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

SHERWOOD, BENJAMIN LEE & NAN
1761 FOUNDRY RD
CAMBRIDGE CITY, IN 47327

Legal

PT SW SEC 28-16-12 3.007A



Transfer of Ownership

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

Notes

1/18/2024 Misc: 2024 GENERAL REVALUATION
9/9/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C: 6-13-19

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 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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

Land Computations

Table with 2 columns: Description, Value. Includes 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 \$27,700

Data Source External Only

Collector 01/02/2023 bb

Appraiser 09/01/2023 js

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1238 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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 Frame	180	\$9,200
Wood Deck	620	\$11,300

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	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1238	1238	\$121,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1118	0	\$8,100	
Slab	120	0	\$0	

Total Base \$129,100

Adjustments 1 Row Type Adj. x 1.00 \$129,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1238	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$135,700

Sub-Total, 1 Units

Exterior Features (+)	\$20,500	\$156,200
Garages (+) 576 sqft	\$24,700	\$180,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

Replacement Cost \$123,012

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	1995	1995	30	A		0.85		1,238 sqft	\$123,012	28%	\$88,570	0%	100%	1.180	1.000	100.00	0.00	0.00	\$104,500
2: Type 3 Barn	1	T3AW	C	1950	1950	75	F	\$16.13	0.85		40' x 60' x 10'	\$31,363	70%	\$9,410	0%	100%	1.180	1.000	100.00	0.00	0.00	\$11,100
3: Type 3 Barn	1	T3AW	C	1971	1971	54	F	\$17.39	0.85		32' x 56' x 15'	\$21,689	70%	\$6,510	0%	100%	1.180	1.000	100.00	0.00	0.00	\$7,700