

General Information

Parcel Number 89-09-16-000-101.000-014
Local Parcel Number 28-16-000-101.000-09
Tax ID: 009-00046-00
Routing Number

Ownership

DOUGHERTY ORCHARD INC.
C/O ANDRA SOLIS
1117 DOUGHERTY RD
CAMBRIDGE CITY, IN 47327

Legal

PT NW 16-16-13 51.111A; PT NE 17-16-13 8.513A
& 0.023A; S PT SW 9-16-13 4.32A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains transfer records from 06/07/2016 to 01/01/1900.

Notes

4/4/2025 Misc: NC-added T3NW bldg-Nexus
4/11/2023 Misc: New cons-added restroom bldg, corrected size of barn-RC
4/14/2022 PERMIT/CO: permit for use change of portion of orchard bldg to micro-winery; no AV changes; corrected commercial land entry; shed SVs=\$0 -BB/Nexus
5/11/2021 Misc: 2022: GENERAL REVALUATION
11/19/2020 Misc: NEW CONS-removed bldgs, corrected size of bldgs, added conc paving-RC/BB
11/29/2017 Misc: 2018 NEW CONSTRUCTION: REMOVE T2 AND 3 FEED LOTS PER F/C 7/26/17

Property Class 105

Fruit & Nut Farm



Agricultural

Year: 2025

Location Information

County WAYNE
Township HARRISON TOWNSHIP
District 014 (Local 009) HARRISON TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 995548-009 HARRISON COM-995548 (009)
Section/Plat 2816000
Location Address (1) 1117 N DOUGHERTY RD CAMBRIDGE CITY, IN 47327

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, 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). Shows values for years 2025, 2024, 2023, 2022, 2021.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Lists various land parcels with their characteristics.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Paved TIF []

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial Collector 04/21/2021 jf Appraiser 05/11/2021 df

Land Computations

Table with columns: Category, Value. Includes Calculated Acreage (63.97), Actual Frontage (0), Developer Discount, Parcel Acreage (63.97), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.20), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (62.77), Farmland Value (\$67,360), Measured Acreage (61.77), Avg Farmland Value/Acre (1090), Value of Farmland (\$68,420), Classified Total (\$0), Farm / Classified Value (\$68,400), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$68,400), CAP 3 Value (\$8,200), Total Value (\$76,600).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 768 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**

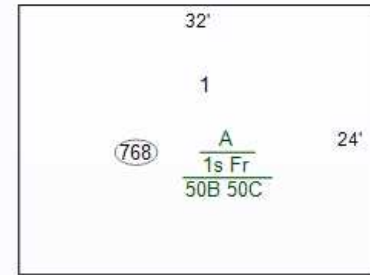
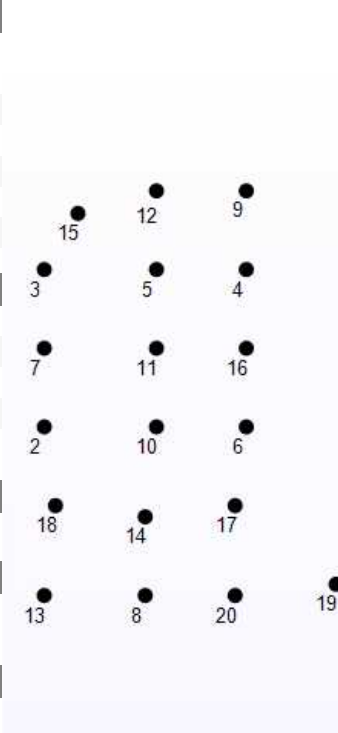
Plumbing

**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 3
Living Rooms 1
Dining Rooms 1
Family Rooms 0
Total Rooms 6

Heat Type



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	768	768	\$86,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		768	0	\$7,500	
Bsmt		384	0	\$21,100	
Crawl		384	0	\$4,900	
Slab					

Total Base \$120,000

Adjustments 1 Row Type Adj. x 1.00 \$120,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:768 (\$4,500)
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$115,500

Sub-Total, 1 Units

Exterior Features (+) \$0 \$115,500

Garages (+) 0 sqft \$0 \$115,500

Quality and Design Factor (Grade) 0.60

Location Multiplier 0.85

Replacement Cost \$58,905

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	E+2	1900	1900	125	VP		0.85		1,920 sqft	\$58,905	95%	\$2,950	75%	100%	1.000	1.000	0.00	100.00	0.00	\$700
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	F	\$46.21	0.85	\$31.42	16'x27'	\$13,575	65%	\$4,750	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,800
3: Frame Corn Crib	1	Drive Thr	D	1930	1930	95	A	\$20.74	0.85		27' x46'	\$17,516	65%	\$6,130	75%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
4: Lean-to	1	Concrete	C	1955	1975	50	A	\$8.80	0.85		17'x74' x 8'	\$9,410	65%	\$3,290	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300
5: Steel Grain Bin	1		C	1977	1977	48	A		0.85		27' x 18'	\$21,465	65%	\$7,510	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,500
6: Type 2 Barn	1		D	1900	1900	125	P	\$37.01	0.85		36' x 40' x 16'	\$39,144	80%	\$7,830	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,800
7: Type 2 Barn	1		D	1930	1930	95	P	\$44.99	0.85		22' x 28' x 6'	\$16,292	80%	\$3,260	75%	100%	1.000	1.000	0.00	0.00	100.00	\$800
8: Type 2 Barn	1		D	1900	1900	125	F	\$31.09	0.85		48' x 64' x 12'	\$54,452	70%	\$16,340	70%	100%	1.000	1.000	0.00	0.00	100.00	\$4,900
9: Type 3 Barn	1	T3AW	C	1955	1976	49	A	\$17.55	0.85		36' x 48' x 10'	\$24,437	65%	\$8,550	0%	100%	1.000	1.000	0.00	100.00	0.00	\$8,600
10: Type 3 Barn	1	T3AW	C	1974	1974	51	A	\$16.53	0.85		42' x 52' x 16'	\$31,417	65%	\$11,000	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,000
11: Type 3 Barn	1	T3AW	C	1993	1993	32	A	\$15.93	0.85		42' x 60' x 16'	\$27,688	50%	\$13,840	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,800

Total all pages \$174,200

Total this page \$64,700

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Utility Shed	1	SV	D	1920	1920	105 A	0.85			10'x10'		65%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0
13: Utility Shed	1	SV	D	1920	1920	105 A	0.85			10'x10'		65%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0
14: Utility Shed	1	SV	D	1900	1900	125 VP	0.85			12'x16'		85%		90%	100%	1.000	1.000	0.00	100.00	0.00	\$0
15: Utility Shed 02	1	SV	D	1900	1900	125 A	0.85			10'x10'		65%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0
16: Utility Shed 02	1	SV	D	1900	1900	125 A	0.85			10'x10'		65%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0
17: Utility Shed 03	1	SV	D	1900	1900	125 A	0.85			10'x10'		65%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0
18: Utility Shed 03	1	SV	D	1900	1900	125 VP	0.85			10'x18'		85%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0
19: Utility Shed 04	1	SV	D	1980	1980	45 F	0.85			8'x14'		70%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0
20: Utility Shed 04	1	SV	D	1980	1980	45 F	0.85			8'x12'		70%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$0

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 432 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, Open Frame	192	\$10,100

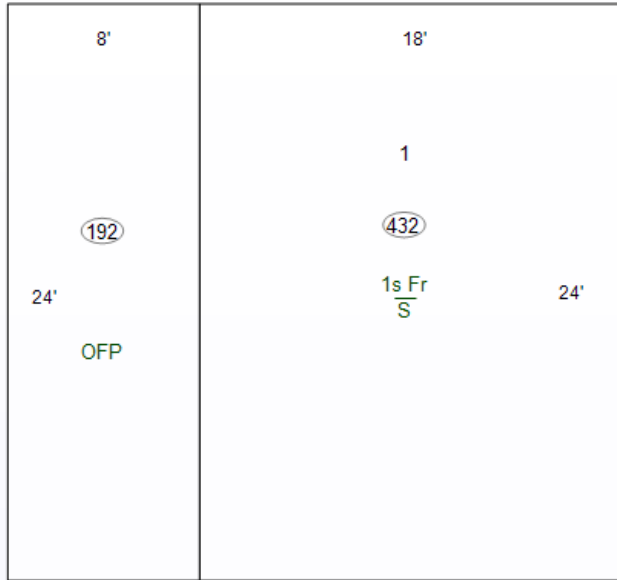
Plumbing

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

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	432	432	\$57,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	432	0	\$0	
Total Base			\$57,800	

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	1:432 (\$2,400)
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$55,400

Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$65,500
Garages (+) 0 sqft	\$0	\$65,500
Quality and Design Factor (Grade)		0.40
Location Multiplier		0.85
Replacement Cost		\$22,270

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	E	1820	1820	205	F			0.85		432 sqft	\$22,270	65%	\$7,790	10%	100%	1.000	1.000	0.00	100.00	0.00	\$7,000

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(212')
Heating	2368 sqft
A/C	
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	1	1
Add Fixtures		0	8	8
Total	0	0	9	9

Roofing

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

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Wood Deck	320	\$6,700

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$159,035	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$180,135
Plumbing	\$14,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$153,115
Exterior Features	\$6,700		

Floor/Use Computations

Pricing Key	GCM
Use	UTLSTOR
Use Area	2368 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	212'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	11'
Base Rate	\$88.26
Frame Adj	(\$16.93)
Wall Height Adj	(\$4.17)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$67.16
BPA Factor	1.00
Sub Total (rate)	\$67.16
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$67.16
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$159,035

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: Mixed Use Commercial	1	Wood Fr	C	1955	1985	40 A		0.85		2,368 sqft	\$153,115	80%	\$30,620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$30,600
2: Barn, Pole (T3)	1	T30W	C	2024	2024	1 A	\$10.40	0.85		40' x 120' x 10'	\$30,623	5%	\$29,090	0%	100%	1.000	1.000	100.00	0.00	0.00	\$29,100
3: Paving 02	1	Concrete	C	1955	1955	70 F	\$3.51	0.85	\$2.98	960 sqft	\$2,864	80%	\$570	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
4: Paving 03	1	Concrete	C	2000	2000	25 A	\$3.51	0.85	\$2.98	4,800 sqft	\$14,321	80%	\$2,860	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,900
5: Public Restroom Building	1		E-1	2022	2022	3 A	\$132.2	0.85	\$33.73	1,296 sqft	\$43,709	10%	\$39,340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$39,300

