

89-09-16-000-102.000-014

General Information

Parcel Number
89-09-16-000-102.000-014

Local Parcel Number
28-16-000-102.000-09

Tax ID:
009-00045-00

Routing Number

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

Year: 2025

Location Information

County
WAYNE

Township
HARRISON TOWNSHIP

District 014 (Local 009)
HARRISON TOWNSHIP

School Corp 8305
NETTLE CREEK

Neighborhood 955063-009
CLAY/HARRISON-955063 (009)

Section/Plat
2816000

Location Address (1)
1231 N DOUGHERTY RD
CAMBRIDGE CITY, IN 47327

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2030

DOUGHERTY ORCHARD INC

Ownership

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

Legal

PT NW SEC 16-16-13 1.06A



1231 N DOUGHERTY RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/27/2016	DOUGHERTY ORCHA	2016005054	QC	/	\$0	I
04/16/2007	DAVIS, ANDRA S, SH		CO	/	\$0	I
01/01/1900	DOUGHERTY, SANF		CO	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY/HARRISON-955063 (1/2

Notes

5/11/2021 Misc: 2022: GENERAL REVALUATION

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$18,400	Land	\$18,400	\$18,400	\$16,000	\$14,500	\$14,500
\$18,400	Land Res (1)	\$18,400	\$18,400	\$16,000	\$14,500	\$14,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$87,800	Improvement	\$87,800	\$87,800	\$75,400	\$68,500	\$69,300
\$87,800	Imp Res (1)	\$87,800	\$87,800	\$75,400	\$68,500	\$69,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$106,200	Total	\$106,200	\$106,200	\$91,400	\$83,000	\$83,800
\$106,200	Total Res (1)	\$106,200	\$106,200	\$91,400	\$83,000	\$83,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
9	A		0	0.960000	1.03	\$18,600	\$19,158	\$18,392	0%	1.0000	100.00	0.00	0.00	\$18,390
82	A	GE	0	0.100000	1.02	\$2,120	\$2,162	\$216	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	1.06
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.06
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	0.96
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$18,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,400

Data Source Aerial

Collector 03/30/2021 jf

Appraiser 05/11/2021 df

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1
StyleN/A
Finished Area1342 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
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Plumbing

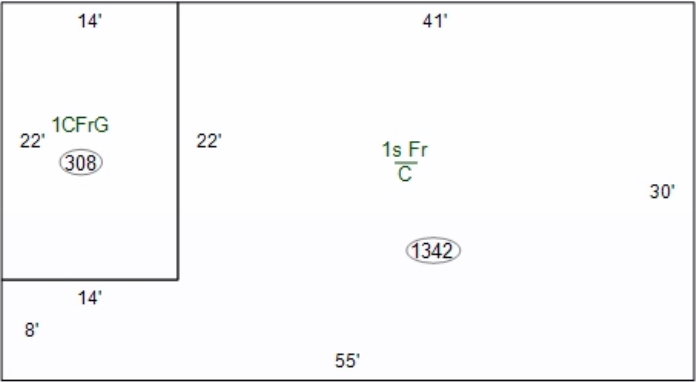
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1342	1342	\$126,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1342	0	\$8,900	
Slab					

	Total Base	\$135,600
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Adjustments	1 Row Type Adj. x 1.00	\$135,600
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$137,200
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Sub-Total, 1 Units	
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Exterior Features (+)	\$0	\$137,200
Garages (+) 308 sqft	\$15,000	\$152,200
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost	\$122,902	

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	C-1	1969	1969	56	A			0.85		1,342 sqft	\$122,902	40%	\$73,740	0%	100%	1.190	1.000	100.00	0.00	0.00	\$87,800