

General Information

Parcel Number 89-09-17-000-206.000-014
Local Parcel Number 28-17-000-206.000-09
Tax ID: 009-00050-00
Routing Number

Ownership

SOLIS, EPIFANIO JR & ANDRA S
1117 DOUGHERTY RD
CAMBRIDGE CITY, IN 47327

Legal

PT NE SEC 17-16-13 1A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 06/27/2016 to 01/01/1900.

Notes

7/19/2023 Misc: 2024 NEW CONSTRUCTION PER PERMIT
5/17/2021 Misc: 2022 GENERAL REVALUATION: ADJUST SIZE OF BRP, CHANGE T3 TO SHED, ADD WDP
11/27/2018 Misc: 2019 NEW CONSTRUCTION: ADD DETGAR PER F/C 8/17/18

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



Res

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 2817000
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: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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. Rows show land data for parcels 9 and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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 03/30/2021 jf

Appraiser 05/17/2021 gw

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.04), 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).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2240 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
Patio, Brick	845	\$13,100
Wood Deck	32	\$1,200
Porch, Open Frame	126	\$7,500
Porch, Enclosed Frame	240	\$16,000
Patio, Treated Pine	100	\$800

**Plumbing**

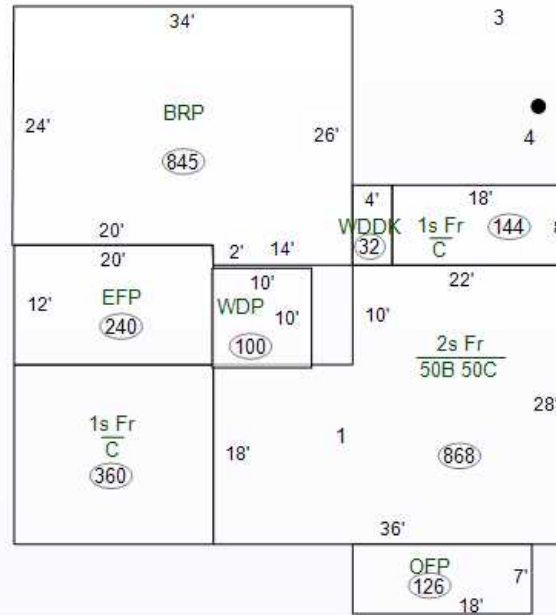
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1372	1372	\$127,900	
2 1Fr	868	868	\$47,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	434	0	\$22,100	
Crawl	938	0	\$7,400	
Slab				

**Total Base** \$205,300

**Adjustments** 1 Row Type Adj. x 1.00 \$205,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
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** \$211,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$38,600	\$250,000
Garages (+) 0 sqft	\$0	\$250,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$223,125</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	2	Wood Fr	C+1	1900	1900	125 A		0.85		2,674 sqft	\$223,125	45%	\$122,720	0%	100%	1.190	1.000	100.00	0.00	0.00	\$146,000
2: Detached Garage	1	Pole	C	2018	2018	7 A	\$26.95	0.85	\$22.91	20'x40'	\$18,326	6%	\$17,230	0%	100%	1.190	1.000	100.00	0.00	0.00	\$20,500
3: Gazebo	1		C	2017	2017	8 A	\$44.91	0.85	\$38.17	77 sqft	\$2,939	20%	\$2,350	0%	100%	1.190	1.000	100.00	0.00	0.00	\$2,800
4: Utility Shed	1		C	1930	1930	95 F	\$23.66	0.85	\$20.11	10'x10'	\$2,011	70%	\$600	0%	100%	1.190	1.000	100.00	0.00	0.00	\$700
5: Utility Shed	1		D	1930	1930	95 A	\$19.35	0.85	\$13.16	12'x20'	\$3,158	65%	\$1,110	0%	100%	1.190	1.000	100.00	0.00	0.00	\$1,300