

General Information

Parcel Number 89-08-25-120-103.000-015
Local Parcel Number 24-25-120-103.001-10

Tax ID: 010-00134-00

Routing Number

Property Class 686 Exempt, Church, Chapel, Mosque,

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 015 (Local 010) JACKSON TOWNSHIP
School Corp 8355 WESTERN WAYNE
Neighborhood 104552-010 JACKSON COM-104552 (010)
Section/Plat 2425120
Location Address (1) 1151 S GERMANTOWN RD PERSHING, IN 47370

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

CHURCH - ZIONS EVANGELICAL LU
PO BOX 6
CENTERVILLE, IN 47330

Legal

PT NW SEC 25-16-12 0.91A, 0.42A



Transfer of Ownership

Date 01/01/1900 Owner CHURCH - ZIONS EV Doc ID Code Book/Page Adj Sale Price V/I

Notes

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

Table with 7 columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

General Information			
<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Office
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	0

	SB	B	1	U
<b>Wall Type</b>		B: 1(460')		1: 2(460')
<b>Heating</b>		5897 sqft	5897 sqft	
<b>A/C</b>		2988 sqft	5897 sqft	
<b>Sprinkler</b>				

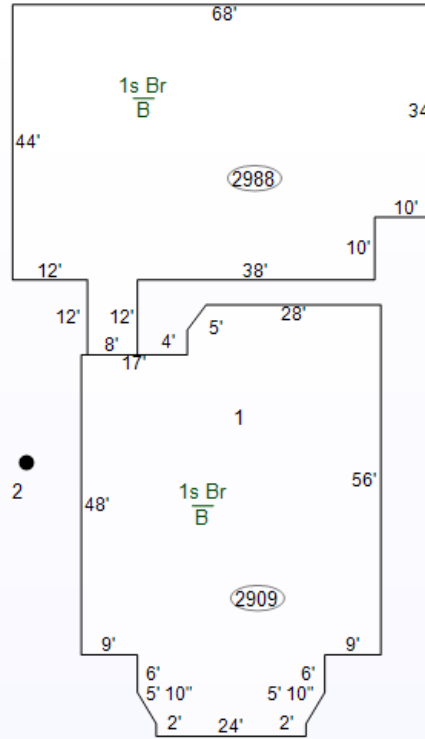
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Full Bath</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Half Bath</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kitchen Sinks</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Water Heaters</b>	0	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>
<b>Add Fixtures</b>		0	6	6	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total</b>	0	0	6	6	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 60sqft	\$1,300		
Can, CT 28sqft	\$610		

Building Computations			
<b>Sub-Total (all floors)</b>	<b>\$1,288,386</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$1,299,896</b>
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$1,910	<b>Repl. Cost New</b>	<b>\$1,325,894</b>
Exterior Features	\$0		

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	Brick	B	1940	1975	50	A		0.85		11,794 sqft	\$1,325,894	77%	\$304,960	0%	100%	1.000	1.000	0.00	0.00	100.00	\$305,000
2: Paving	1	Concrete	C	2000	2000	25	A	\$3.80	0.85	\$3.23	8,000 sqft	\$25,840	80%	\$5,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,200



Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENOFF	UTLSTOR	GENOFF	THEATRE
Use Area	2988 sqft	2909 sqft	2939 sqft	2958 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	50.7%	49.3%	49.8%	50.2%
Eff Perimeter	460'	460'	460'	460'
PAR	8	8	8	8
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	B	B	1	1
Wall Height	8'	8'	11'	14'
<b>Base Rate</b>	<b>\$110.13</b>	<b>\$43.62</b>	<b>\$161.18</b>	<b>\$199.31</b>
Frame Adj	(\$11.21)	(\$10.96)	(\$8.72)	(\$16.80)
Wall Height Adj	(\$4.90)	(\$1.22)	(\$4.13)	(\$20.22)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$94.02</b>	<b>\$31.44</b>	<b>\$148.33</b>	<b>\$162.29</b>
BPA Factor	1.00	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$94.02</b>	<b>\$31.44</b>	<b>\$148.33</b>	<b>\$162.29</b>
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
<b>S.F. Price</b>	<b>\$94.02</b>	<b>\$31.44</b>	<b>\$148.33</b>	<b>\$162.29</b>
<b>Sub-Total</b>				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$280,932</b>	<b>\$91,459</b>	<b>\$435,942</b>	<b>\$480,054</b>