Date

Owner

01/01/1900 CHURCH - ZIONS EV

CO

Doc ID Code Book/Page Adj Sale Price V/I

Transfer of Ownership

JACKSON COM-104552 (01

Notes

General Information

89-08-25-120-103.000-015

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

CENTERVILLE, IN 47330

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

PO BOX 6

CHURCH - ZIONS EVANGELICAL LU

Legal

Collector 11/27/2023

Nexus

Appraiser

Exempt Exempt										
Val	luation Records (Work	In Progress valu	es are not certifi	ed values and are	subject to chan	ge)				
2025	Assessment Year	2025	2024	2023	2022	2021				
WIP	Reason For Change	AA	AA	AA	AA	AA				
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021				
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	~	~	~	~	~				
\$10,000	Land	\$10,000	\$10,000	\$10,000	\$10,000	\$9,700				
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0				
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$10,000	Land Non Res (3)	\$10,000	\$10,000	\$10,000	\$10,000	\$9,700				
\$310,200	Improvement	\$310,200	\$245,800	\$205,700	\$208,100	\$190,400				
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0				
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$310,200	Imp Non Res (3)	\$310,200	\$245,800	\$205,700	\$208,100	\$190,400				
\$320,200	Total	\$320,200	\$255,800	\$215,700	\$218,100	\$200,100				
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0				
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$320,200	Total Non Res (3)	\$320,200	\$255,800	\$215,700	\$218,100	\$200,100				
Land Data (Standard Depth: Res 100', Cl 100' Base Lot: Res 100' X 0', Cl 100' X 0')										

Adj.

Rate

\$8,200

\$2.390

Rate

\$8,200

\$2,390

Infl.

%

0%

Ext.

\$272 -100%

Value

\$9,971

Market

Factor

1.0000

1.0000

Cap 2

0.00

0.00 100.00

Cap 3

100.00

0.00

Cap 1

0.00

\$0	Land Computation	ons
\$0	Calculated Acreage	1.33
00,100	Actual Frontage	0
	Developer Discount	
Value	Parcel Acreage	1.33
valuo	81 Legal Drain NV	0.00
\$9,970	82 Public Roads NV	0.11
\$00	83 UT Towers NV	0.00
	9 Homesite	0.00
	91/92 Acres	0.00
	Total Acres Farmland	1.22
	Farmland Value	\$0
	Measured Acreage	0.00
	Avg Farmland Value/Acre	0.0
	Value of Farmland	\$0
	Classified Total	\$0
	Farm / Classifed Value	\$0
	Homesite(s) Value	\$0
	91/92 Value	\$0
	Supp. Page Land Value	
	CAP 1 Value	\$0
	CAP 2 Value	\$0
	CAP 3 Value	\$10,000
	Total Value	\$10,000

Data Source External Only

Pricing Soil

ID

Metho

d

Act

0 1.216000

0 0.114000

Front.

Size Factor

1.00

1.00

Land

Type

11

82

GCM

2939 sqft

0 sqft

49.8%

GENOFF THEATRE

GCM

0 sqft

49.3%

2909 sqft

Floor/Use Computations

GENOFF UTLSTOR

GCM

0 sqft

50.7%

2988 sqft

Pricing Key

Use Area

Use %

Area Not in Use

Use

GCM

0 sqft

50.2%

2958 sqft

89-08-25-120)-103.0	00-0	15		CHURC	H - ZIONS	EVANGE	LICA	1151 S G
		Ge	neral	Info	rmation				
Occupancy	C/I Buil	ding		Pre	. Use	General Off	ice		
Description	Mixed I	Jse C	om	Pre.	. Framing	Wood Joist			
Story Height	1			Pre.	. Finish	Finished Div	vided		
Type	N/A			# of	Units	0			44'
	,	SB		В		1	U		44
Wall Type			E	B: 1((460')	1: 2(4	60')		
Heating				589	7 sqft 5	897 sqft			
A/C				298	8 sqft 5	897 sqft			
Sprinkler									1;
Plum	bing RE	ES/CI				Roofing			
	#	TF	#	TF	Built Up	Tile	Metal		
Full Bath	0	0	0	0	Wood	Asphalt	Slate		
Half Bath	0	0	0	0	Other				
Kitchen Sinks	0	0	0	0	GC	K Adjustme	nts		_
Water Heaters	0	0	0	0	Low Prof	Ext Sheat	Insulatio		2
Add Fixtures		0	6	6	SteelGP	AluSR	Int Liner		2
Total	0	0	6	6	HGSR	PPS [Sand Pnl		
		E	xterio	r Fe	atures				
Description						Area	Value		
Specia	al Featu	res			Oth	er Plumbing			
Description			Value	De	escription		Value	Sub-To	tal (all floors)
Can, CT 60sqft		\$	1,300					Racque	tball/Squash
O OT 00#			0040					Th	D.L

68'	
1s Br B 44'	34'
2988	10'
12' 38' 12' 12' 5' 28'	
1 2 48' 1s Br	56'
9' 6', 6', 6', 5', 10", 2', 24', 2', 24', 2', 2', 24', 2', 2', 2', 2', 2', 2', 2', 2', 2', 2	9.
Building Computation	ıs

	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	В	В	1	1		
	Wall Height	8'	8'	11'	14'		
	Base Rate	\$110.13	\$43.62	\$161.18	\$199.31		
	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		
	Adj Base Rate	\$94.02	\$31.44	\$148.33	\$162.29		
	BPA Factor	1.00	1.00	1.00	1.00		
	Sub Total (rate)	\$94.02	\$31.44	\$148.33	\$162.29		
	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		
\$0	Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00		
\$0	GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00		
\$1,299,896	S.F. Price	\$94.02	\$31.44	\$148.33	\$162.29		
\$1	Sub-Total						
0.85	Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00		
\$1,325,894	Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00		
	Total (Use)	\$280,932	\$91,459	\$435,942	\$480,054		
Damain Ab							

Special Fe	eatures	Other Plun	nbing
Description	Value	Description	Value
Can, CT 60sqft	\$1,300		
Can, CT 28sqft	\$610		

Summary of Improvements																			
Description	Story Cons Height Type	r 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 Br	ck E	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 Concre	ete 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

\$1,910

\$0

\$1,288,386 Garages

Theater Balcony Plumbing

Other Plumbing

Special Features

Exterior Features

\$0 Fireplaces \$0 Sub-Total (building)

\$9,600 Quality (Grade)

\$0 Location Multiplier

Repl. Cost New

Total all pages \$310,200 Total this page \$310,200