

89-08-25-120-408.000-018

KEVIN W COOK PROPERTIES I

705 MAIN ST

520, 2 Family Dwell - Platted Lot

JACKSON-194087 (022)/19

1/4

General Information

Parcel Number 89-08-25-120-408.000-018
Local Parcel Number 24-25-120-408.000-22

Tax ID: 022-00062-00

Routing Number

Property Class 520 RENTAL
2 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 018 (Local 022) EAST GERMANTOWN TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 194087-022 JACKSON-194087 (022)

Section/Plat 2425120

Location Address (2) 705 MAIN ST PERSHING, IN 47370

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 2028

Ownership

KEVIN W COOK PROPERTIES I LLC
1173 S LAKEVIEW DR
WINCHESTER, IN 47394

Legal

LOT 13 BLK 3

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/15/2017 and 01/01/1900.

Notes

12/1/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 11/27/2023 js

Appraiser 12/01/2023 Nexus

Total Value \$14,000

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	891 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	96	\$800
Canopy, Shed Type	96	\$900

Plumbing

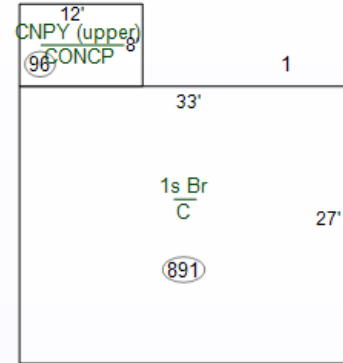
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	891	891	\$106,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		891	0	\$7,200	
Slab					

Adjustments	2 Row Type Adj. x 0.92	\$104,972
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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 (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$104,972
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Sub-Total, 1 Units

Exterior Features (+)	\$1,700	\$106,672
Garages (+) 0 sqft	\$0	\$106,672
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$90,671

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	Brick	C	1979	1979	46	A		0.85		891 sqft	\$90,671	35%	\$58,940	0%	100%	1.110	1.000	100.00	0.00	0.00	\$65,400
2: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	31	A	\$41.04	0.85	\$34.88	21'x30'	\$21,977	26%	\$16,260	0%	100%	1.110	1.000	100.00	0.00	0.00	\$18,000

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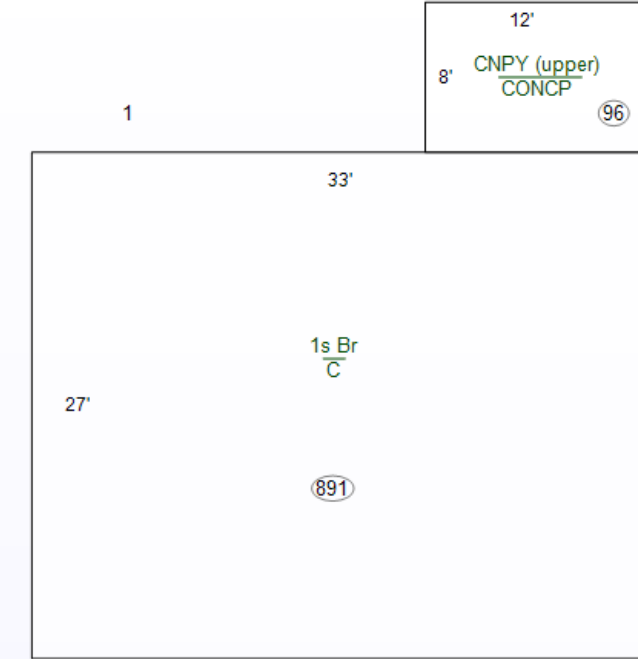
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4				
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1/2				
3/4				
Attic				
Bsmt				
Crawl	891	0	\$7,200	
Slab				

Total Base \$114,100

Adjustments 2 Row Type Adj. x 0.92 \$104,972

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Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
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Spec Plumb (+)	\$0
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Sub-Total, One Unit \$104,972

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