

89-08-25-120-503.000-018

PRATHER, MARK STEVEN & JU

619 MAIN ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (022)/19

1/2

General Information

Parcel Number 89-08-25-120-503.000-018
Local Parcel Number 24-25-120-503.000-22

Tax ID: 022-00156-00

Routing Number

Property Class 510
1 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 (1)
619 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

PRATHER, MARK STEVEN & JUDITH
PO BOX 2
PERSHING, IN 47370

Legal

41 1/2 FT E PT LOT 15 BLK 2 41 1/2 FT W 1/2 LOT 15 BLK 2



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

Table with columns for Assessment Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

Transfer of Ownership

Date 01/01/1900 Owner PRATHER, MARK ST

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

Notes

12/1/2023 Misc: 2024 GENERAL REVAL

Data Source External Only

Collector 11/27/2023 js

Appraiser 12/01/2023 Nexus

Total Value \$14,000

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1748 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Stoop, Masonry	84	\$2,700
Canopy, Shed Type	84	\$800
Porch, Open Frame	32	\$3,400
Porch, Open Frame	160	\$8,300

Plumbing

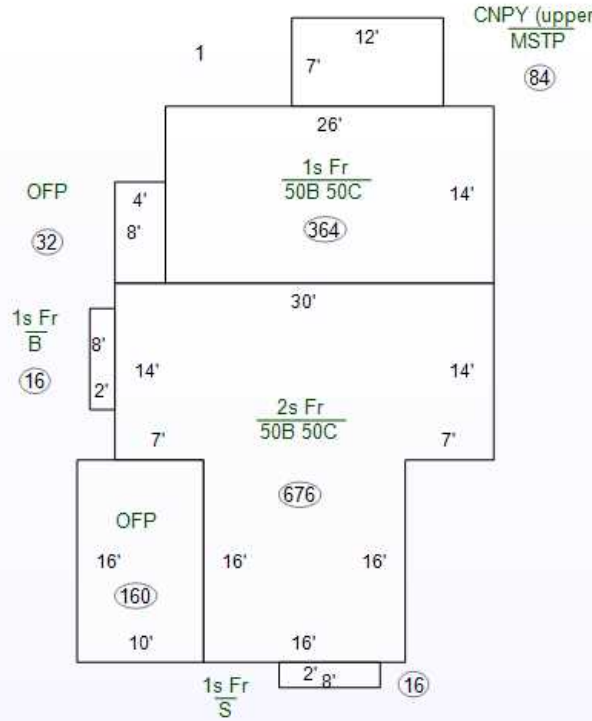
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	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	1072	1072	\$110,000	
2	1Fr	676	676	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		536	0	\$24,700	
Crawl		520	0	\$5,900	
Slab		16	0	\$0	
Total Base					\$182,300

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Total
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1072 2:676	\$5,500
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$187,800

Sub-Total, 1 Units

Exterior Features (+)	\$15,200	\$203,000
Garages (+) 0 sqft	\$0	\$203,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$163,923

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	1890	1890	135	A		0.85		2,284 sqft	\$163,923	45%	\$90,160	0%	100%	1.110	1.000	100.00	0.00	0.00	\$100,100
2: Detached Garage/Boat H	1	Wood Fr	C	1970	1970	55	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	40%	\$14,630	0%	100%	1.110	1.000	100.00	0.00	0.00	\$16,200