

89-08-25-120-505.000-018

SHERWOOD, ALEXANDER L & Z

607 MAIN ST

520, 2 Family Dwell - Platted Lot

JACKSON-194087 (022)/19

1/2

General Information

Parcel Number 89-08-25-120-505.000-018
Local Parcel Number 24-25-120-505.000-22

Tax ID: 022-00147-00

Routing Number

Property Class 520
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 (1)
607 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

SHERWOOD, ALEXANDER L & ZACH
SHERWOOD TIC
PO BOX 252
PO BOX 64142
PERSHING, IN 47370

Legal

W 1/2 LOT 17 BLK 2 E 1/2 LOT 17 BLK 2



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 03/17/2023 SHERWOOD, ALEXA and 01/01/1900 MC QUEEN, HAYDEN.

Notes

12/1/2023 Misc: 2024 GENERAL REVAL

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

Table with columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes monetary values for each category.

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: Computation Name, Value. Includes items like Calculated Acreage (0.25), Actual Frontage (82), Parcel Acreage (0.25), Total Acres Farmland (0.25), and Total Value (\$14,000).

Data Source External Only

Collector 11/27/2023 js

Appraiser 12/01/2023 Nexus

Total Value \$14,000

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	1736 sqft
<b>Make</b>	

**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 type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Patio, Concrete	325	\$2,400
Stoop, Masonry	30	\$1,800
Stoop, Masonry	100	\$3,200
Canopy, Shed Type	100	\$900

**Plumbing**

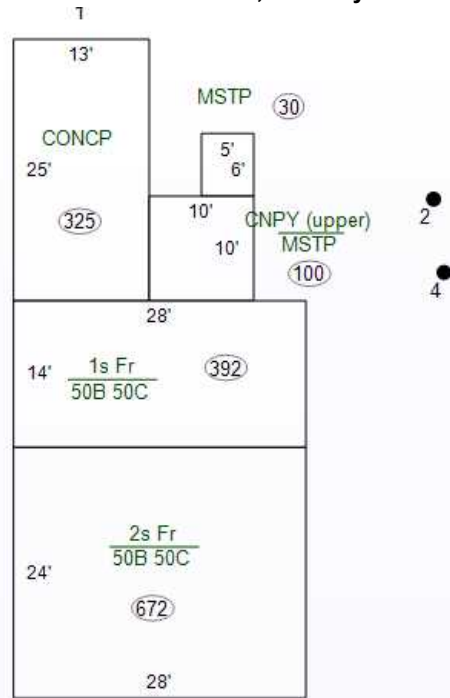
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	2	2
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1064	1064	\$110,000	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		532	0	\$24,700	
Crawl		532	0	\$5,900	
Slab					

**Total Base** \$182,300

**Adjustments** 1 Row Type Adj. x 1.00 \$182,300

Unfin Int (-) \$0

Ex Liv Units (+) C:1 \$8,800

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:1064 2:672 \$5,500

No Elec (-) \$0

Plumbing (+ / -) 10 - 10 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

**Sub-Total, One Unit** \$196,600

**Sub-Total, 1 Units**

Exterior Features (+) \$8,300 \$204,900

Garages (+) 0 sqft \$0 \$204,900

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

**Replacement Cost** \$174,165

**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	1840	1840	185	A		0.85		2,268 sqft	\$174,165	45%	\$95,790	0%	100%	1.110	1.000	100.00	0.00	0.00	\$106,300
2: Canopy (free standing)	1		D	2000	2000	25	A		0.85		6'x6'	\$272	26%	\$200	0%	100%	1.110	1.000	100.00	0.00	0.00	\$200
3: Detached Garage/Boat H	1	Wood Fr	C	1985	1985	40	A	\$37.41	0.85	\$31.80	25'x33'	\$26,234	28%	\$18,890	0%	100%	1.110	1.000	100.00	0.00	0.00	\$21,000
4: Patio (free standing)	1		D	2000	2000	25	A		0.85		6'x6'	\$136	26%	\$100	0%	100%	1.110	1.000	100.00	0.00	0.00	\$100