

General Information

Parcel Number 89-08-25-140-202.000-018

Local Parcel Number 24-25-140-202.000-22

Tax ID: 022-00134-00

Routing Number

Property Class 454 Auto Sales & Service

Year: 2025

Location Information

County WAYNE

Township JACKSON TOWNSHIP

District 018 (Local 022) EAST GERMANTOWN TOWN

School Corp 8355 WESTERN WAYNE

Neighborhood 224567-022 JACKSON COM-224567 (022)

Section/Plat 2425140

Location Address (1) 708 MAIN ST 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

SHERWOOD, ALEXANDER L & ZACH SHERWOOD TIC PO BOX 13 PO BOX 64142 PERSHING, IN 47370

Legal

LOT 33 BLK 7

Transfer of Ownership

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

Notes

2/8/2012 : 2011 PTABOA DECISION: NO CHANGE 12-01-11 2011 INFORMAL REVIEW: VALUE ADJUST TO REACH TARGET ASSESSMENT PER WAYNE CO ASSESSOR 02-08-12



Commercial

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.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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.

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Mixed Use Com	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
-----------	----------	----------	----------

Wall Type	1: 1(144')
Heating	1280 sqft
A/C	
Sprinkler	

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	
Kitchen Sinks	0	0	0	0	GCK Adjustments	
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat <input checked="" type="checkbox"/> Insulatio
Add Fixtures	0	3	3	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	3	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
-------------	------	-------

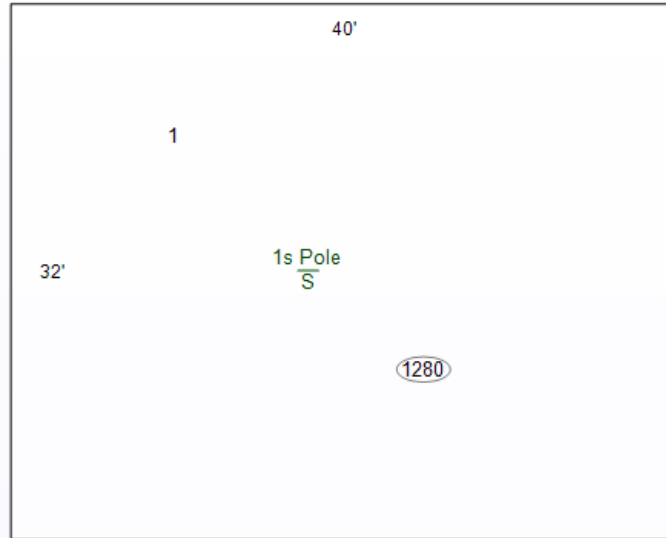
Special Features

Description	Value
Mezz 288sqft	\$3,600

Other Plumbing

Description	Value
-------------	-------

Crushed Stone paving - No Value



Floor/Use Computations

Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	992 sqft	288 sqft
Area Not in Use	0 sqft	0 sqft
Use %	77.5%	22.5%
Eff Perimeter	144'	144'
PAR	11	11
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	14'	14'
Base Rate	\$28.60	\$28.60
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$1.82	\$3.11
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$28.60	\$28.60
BPA Factor	1.00	1.00
Sub Total (rate)	\$28.60	\$28.60
Interior Finish	\$15.77	\$48.21
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$1.05	\$1.05
S.F. Price	\$47.24	\$80.97
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$46,859	\$23,321

Building Computations

Sub-Total (all floors)	\$70,180	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$78,580
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$3,600	Repl. Cost New	\$66,793
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	Pole	C	2003	2003	22	A		0.85		1,280 sqft	\$66,793	65%	\$23,380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$23,400