

89-08-25-140-303.000-018

SHERWOOD, KENNETH & VIOL

608 MAIN ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (022)/19

1/2

General Information

Parcel Number 89-08-25-140-303.000-018
Local Parcel Number 24-25-140-303.000-22

Ownership

SHERWOOD, KENNETH & VIOLA M
810 E DELAWARE ST
CAMBRIDGE CITY, IN 47327

Transfer of Ownership

Date 01/01/1900 Owner SHERWOOD, KENNE
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

12/4/2023 Misc: 2024 GENERAL REVAL

Tax ID: 022-00103-00

Legal

LOT 28 BLK 8

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

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

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 2425140

Location Address (1) 608 MAIN ST
PERSHING, IN 47370

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and valuation amounts for Land, Improvement, and Total.

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

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

Table with 15 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 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source External Only

Collector 11/27/2023 js

Appraiser 12/04/2023 Nexus

Total Value \$14,000

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1386 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	180	\$12,800

**Plumbing**

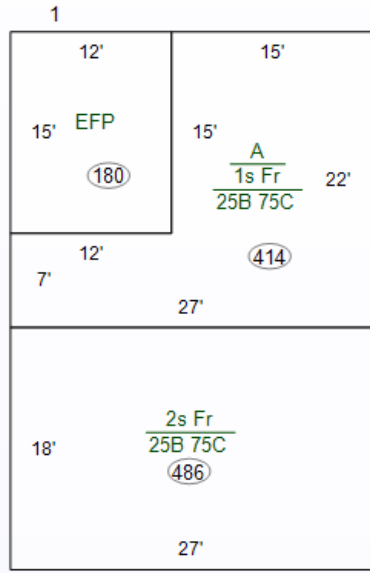
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
	3	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	900	900	\$96,900	
2	1Fr	486	486	\$33,500	
3					
4					
1/4					
1/2					
3/4					
Attic		331	0	\$5,200	
Bsmt		225	0	\$18,500	
Crawl		675	0	\$6,500	
Slab					

**Total Base** \$160,600

**Adjustments 1 Row Type Adj. x 1.00** \$160,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:900 2:486 \$5,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$166,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,800	\$178,900
Garages (+) 0 sqft	\$0	\$178,900
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$106,446</b>

**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	D-1	1900	1900	125 F		0.85		1,942 sqft	\$106,446	65%	\$37,260	28%	100%	1.110	1.000	100.00	0.00	0.00	\$29,800
2: Lean-to	1	SV	D	1920	1920	105 A		0.85		8'x16' x 8'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
3: Utility Shed	1	SV	D	1920	1920	105 F		0.85		12'x16'		70%		25%	100%	1.110	1.000	100.00	0.00	0.00	\$0