

General Information

Parcel Number 89-08-25-140-403.000-018
Local Parcel Number 24-25-140-403.000-22

Tax ID: 022-00213-00

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 2425140

Location Address (1)
508 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

SNYDER, CHRISTOPHER SCOTT
C/O ANGELA R SHANK
PO BOX 284
PERSHING, IN 47370

Legal

34 FT W P LOT 24 BLK 9 (CONTRACT: ANGELA R SHANK 1-26-24 2024000534)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/26/2024 and 01/01/1900.

Notes

12/4/2023 Misc: 2024 GENERAL REVAL

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

Table with columns: Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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. Includes items like Calculated Acreage (0.10), Actual Frontage (34), Developer Discount, Parcel Acreage (0.10), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.10), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$5,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$5,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1024 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	96	\$9,400

Plumbing

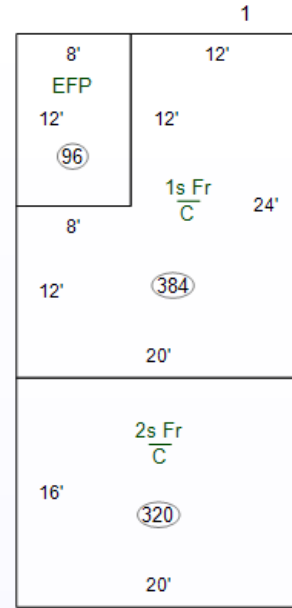
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	704	704	\$80,600	
2	1Fr	320	320	\$26,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		704	0	\$6,600	
Slab					

Total Base \$114,000

Adjustments 1 Row Type Adj. x 1.00 \$114,000

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 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$114,000

Sub-Total, 1 Units

Exterior Features (+) \$9,400 \$123,400

Garages (+) 0 sqft \$0 \$123,400

Quality and Design Factor (Grade) 0.60

Location Multiplier 0.85

Replacement Cost \$62,934

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	E+2	1920	1920	105	A		0.85		1,024 sqft	\$62,934	50%	\$31,470	0%	100%	1.110	1.000	100.00	0.00	0.00	\$34,900
2: Detached Garage/Boat H	1	Pole	D	2011	2011	14	A	\$29.48	0.85	\$20.05	24'x30'	\$12,830	16%	\$10,780	0%	100%	1.110	1.000	100.00	0.00	0.00	\$12,000