

89-08-25-140-804.000-018

SIMS, THOMAS EDWIN LF EST

502 KING ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (022)/19 1/2

General Information

Parcel Number 89-08-25-140-804.000-018
Local Parcel Number 24-25-140-804.000-22

Tax ID: 022-00145-00

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)
502 KING 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

SIMS, THOMAS EDWIN LF EST W/RM ISAACS
PO BOX 233
PERSHING, IN 47370

Legal

LOT 103 BLK 10 21 FT 9 IN OFF ES LOT 104 BLK 10



Transfer of Ownership

Date 01/01/1900 Owner SIMS, THOMAS EDWI Doc ID Code Book/Page Adj Sale Price V/I

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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.

Notes

1/10/2024 Misc: 2024 GENERAL REVALUATION
2/19/2020 Misc: 2020- ADJUSTED SIZE OF 1SFR/50B 50C
8/13/2019 Misc: 2020 GENERAL REVAL: ADJUST SIZE OF HOUSE AND SHED PER F/C: 4-23-19
12/19/2017 Misc: 2018 NEW CONSTRUCTION SFD GRADE D+ COND A / UTILITY SHED GRADE D COND VP / DET GAR GRADE D COND F 11/7/17

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.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1376 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	160	\$11,600

Plumbing

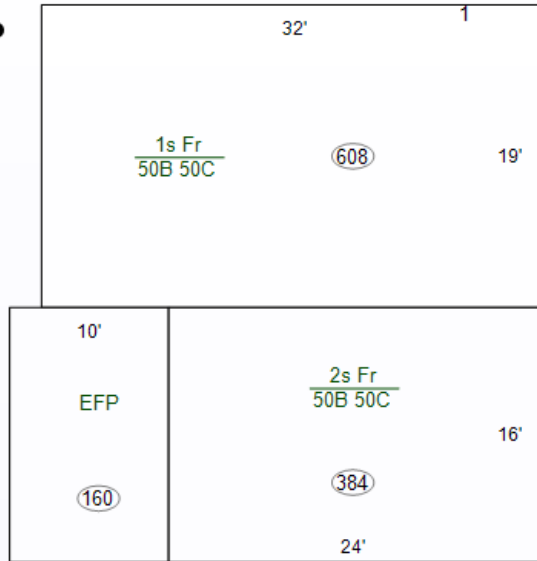
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	992	992	\$105,300	
2	1Fr	384	384	\$28,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		496	0	\$24,100	
Crawl		496	0	\$5,700	
Slab					

Total Base \$164,000

Adjustments 1 Row Type Adj. x 1.00 \$164,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:992 2:384 \$4,700
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$169,500

Sub-Total, 1 Units

Exterior Features (+)	\$11,600	\$181,100
Garages (+) 0 sqft	\$0	\$181,100
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$130,845

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 A		0.85		1,872 sqft	\$130,845	50%	\$65,420	0%	100%	1.110	1.000	100.00	0.00	0.00	\$72,600
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 F	\$59.52	0.85	\$40.47	12'x20'	\$9,714	65%	\$3,400	0%	100%	1.110	1.000	100.00	0.00	0.00	\$3,800
3: Utility Shed	1	SV	D	1980	1980	45 VP		0.85		8'x8'		85%		0%	100%	1.110	1.000	100.00	0.00	0.00	\$0