

89-08-25-210-109.000-018

CROSSLEY, DANIEL J & JENNIF

319 QUEEN ST

511, 1 Family Dwell - Unplatted (0 to 9.9

JACKSON-224997 (022)/22

1/2

General Information

Parcel Number 89-08-25-210-109.000-018
Local Parcel Number 24-25-210-109.000-22

Tax ID: 022-00190-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 018 (Local 022) EAST GERMANTOWN TOWN
School Corp 8355 WESTERN WAYNE
Neighborhood 224997-022 JACKSON-224997 (022)
Section/Plat 2425210
Location Address (1) 319 QUEEN 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

CROSSLEY, DANIEL J & JENNIFER L
PO BOX 14
PERSHING, IN 47370

Legal

PT NE SEC 25-16-12 0.41A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 11/16/2016 CROSSLEY, DANIEL and 01/01/1900 FISHER, BRIAN E.

Notes

11/2/2023 Misc: 2024 GENERAL REVALUATION
2/26/2020 Misc: 2020- CHANGED POULTRY HOUSE TO DET GAR, CHANGED EMP TO OMP PER PCM

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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. Row 1: 9, A, 0, 0.410000, 1.63, \$19,200, \$31,296, \$12,831, 0%, 1.0000, 100.00, 0.00, 0.00, \$12,830.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.41), Actual Frontage (0), Developer Discount, Parcel Acreage (0.41), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.41), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$12,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$12,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,800).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1862 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, Open Masonry	208	\$10,500
Wood Deck	279	\$5,900

**Plumbing**

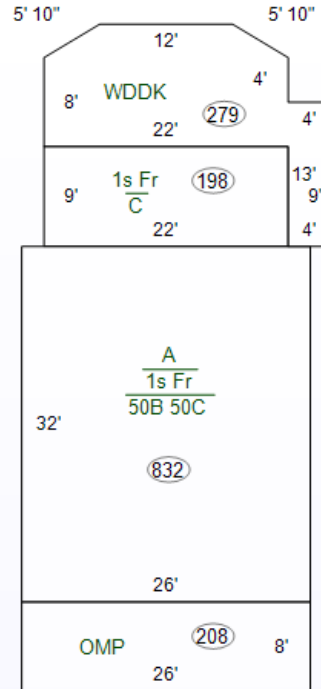
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**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



Description	Count	Value
Specialty Plumbing	1	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1030	1030	\$106,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	832	832	\$20,100	
Bsmt	416	0	\$22,100	
Crawl	614	0	\$6,400	
Slab				

**Total Base** \$155,500

**Adjustments** 1 Row Type Adj. x 1.00 \$155,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	A:832 1:1030 \$4,500
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$160,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,400	\$176,400
Garages (+) 0 sqft	\$0	\$176,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$134,946</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	1	Wood Fr	D+2	1890	1890	135 A		0.85		2,278 sqft	\$134,946	50%	\$67,470	0%	100%	1.190	1.000	100.00	0.00	0.00	\$80,300
2: Detached Garage	1	Wood Fr	C	1918	1918	107 A	\$41.04	0.85	\$34.88	20'x32'	\$22,326	45%	\$12,280	0%	100%	1.190	1.000	100.00	0.00	0.00	\$14,600
3: Detached Garage/Boat H	1	Wood Fr	C	1918	1918	107 A	\$37.41	0.85	\$36.01	28'x30'	\$30,252	45%	\$16,640	0%	100%	1.190	1.000	100.00	0.00	0.00	\$19,800