

General Information

Parcel Number 89-08-25-210-307.000-018
Local Parcel Number 24-25-210-307.000-22

Tax ID: 022-00045-00

Routing Number

Property Class 447 Office Bldg (1 or 2 Story)

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 2425210
Location Address (1) 401 MAIN ST PERSHING, IN 47370

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

Characteristics

Topography Level Flood Hazard
Public Utilities Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2028

Ownership

ROBINSON, SUSAN L
12344 FRONTAGE RD
CAMBRIDGE CITY, IN 47327

Legal

LOT 6 BLK 1 & PT VAC ALLEY LOT 7 BLK 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/08/2013 to 01/01/1900.

Notes

2/14/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D



Commercial

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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 Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2136 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 Masonry	60	\$6,900
Stoop, Masonry	198	\$4,400

Plumbing

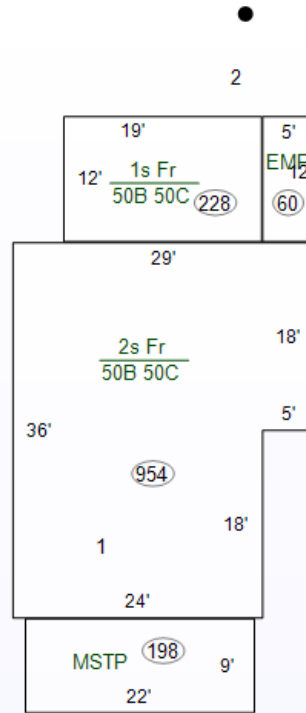
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1182	1182	\$116,200	
2	1Fr	954	954	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		591	0	\$26,600	
Crawl		591	0	\$6,300	
Slab					

Total Base \$199,500

Adjustments 1 Row Type Adj. x 1.00 \$199,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$201,900

Sub-Total, 1 Units

Exterior Features (+)	\$11,300	\$213,200
Garages (+) 0 sqft	\$0	\$213,200
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
Replacement Cost		\$181,220

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	C	1900	1900	125 VP		0.85		2,727 sqft	\$181,220	95%	\$9,060	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,100
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 P	\$51.44	0.85	\$34.98	18'x20'	\$12,593	75%	\$3,150	0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,200

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(180')
Heating	672 sqft
A/C	
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	2	2	2
Total	0	0	2	2

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Special Features

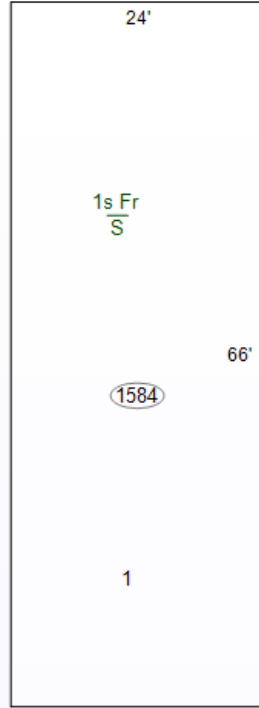
Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$165,568	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$168,768
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$114,762
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM	GCM
Use	GENOFF	UTLSTOR
Use Area	672 sqft	912 sqft
Area Not in Use	0 sqft	0 sqft
Use %	42.4%	57.6%
Eff Perimeter	180'	180'
PAR	11	11
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	8'	8'
Base Rate	\$172.05	\$105.24
Frame Adj	(\$9.80)	(\$16.93)
Wall Height Adj	(\$12.20)	(\$10.62)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$150.05	\$77.69
BPA Factor	1.00	1.00
Sub Total (rate)	\$150.05	\$77.69
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)
A/C	(\$7.30)	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$142.75	\$76.36
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$95,928	\$69,640

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	Wood Fr	D	1940	1940	85 F		0.85		1,584 sqft	\$114,762	80%	\$22,950	0%	100%	1.000	0.800	0.00	0.00	100.00	\$18,400

