

89-08-25-210-405.000-018

MUNOZ, JENNIFER C

313 MAIN ST

510, 1 Family Dwell - Platted Lot

JACKSON-194087 (022)/19

1/2

General Information

Parcel Number 89-08-25-210-405.000-018
Local Parcel Number 24-25-210-405.000-22

Tax ID: 022-00106-00

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 2425210

Location Address (1) 313 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

MUNOZ, JENNIFER C
PO BOX 253
PERSHING, IN 47370

Legal

LOT 3 BLK 2 36 FT 3 IN W SIDE LOT 4 BLK 2 & PT S 1/2 VAC ALLEY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/12/2013 to 01/01/1900.

Notes

12/1/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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.

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.

Data Source External Only

Collector 11/27/2023 js

Appraiser 12/01/2023 Nexus

Total Value \$13,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1733 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
Stoop, Masonry	64	\$2,700
Porch, Enclosed Frame	150	\$11,600
Wood Deck	240	\$5,400

Plumbing

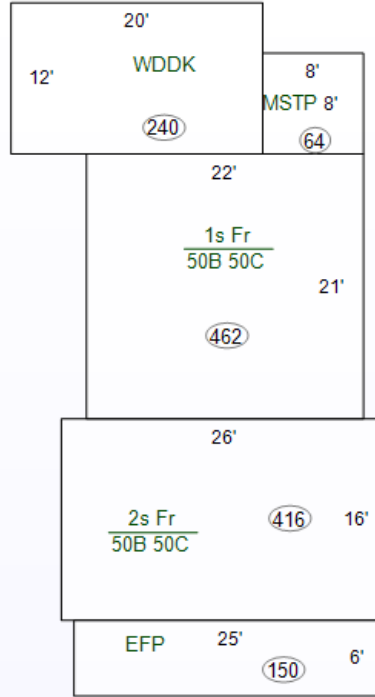
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	878	878	\$94,800	
2	1Fr	416	416	\$31,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		439	439	\$43,100	
Crawl		439	0	\$5,400	
Slab					

Total Base \$174,400

Adjustments 1 Row Type Adj. x 1.00 \$174,400

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 \$174,400

Sub-Total, 1 Units

Exterior Features (+)	\$19,700	\$194,100
Garages (+) 0 sqft	\$0	\$194,100
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost \$131,988

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1900	1900	125	F			0.85		1,733 sqft	\$131,988	65%	\$46,200	50%	100%	1.110	1.000	100.00	0.00	0.00	\$25,600