

General Information

Parcel Number 89-08-25-230-203.000-018
Local Parcel Number 24-25-230-203.000-22
Tax ID: 022-00064-00
Routing Number

Ownership

CUPP, RONOVAN
310 MAIN ST
PERSHING, IN 47370
Legal
85 1/2 FT X 133 FT NE SEC 25-16-12

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 02/11/2013 to 01/01/1900.

Notes

12/1/2023 Misc: 2024 GENERAL REVAL

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



Res

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 2425230
Location Address (1) 310 MAIN ST PERSHING, IN 47370

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, Total, and various Res categories.

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

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** 1  
**Style** N/A  
**Finished Area** 1332 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 | 128  | \$8,000 |

**Plumbing**

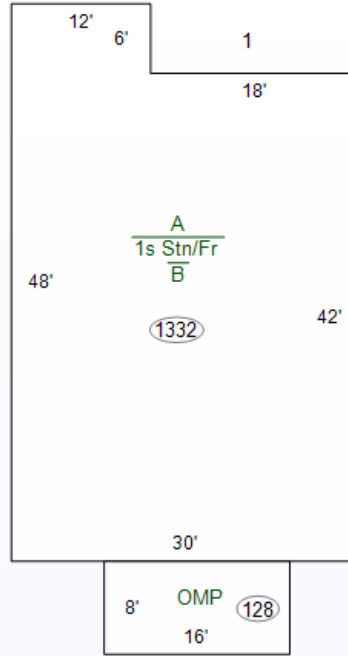
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 2 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 5 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 91A        | 1332 | 1332   | \$127,600 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        | 1332 | 0      | \$9,800   |        |
| Bsmt         | 1332 | 0      | \$41,900  |        |
| Crawl        |      |        |           |        |
| Slab         |      |        |           |        |

**Total Base** \$179,300

**Adjustments** 1 Row Type Adj. x 1.00 \$179,300

|                  |                     |
|------------------|---------------------|
| Unfin Int (-)    | \$0                 |
| Ex Liv Units (+) | \$0                 |
| Rec Room (+)     | \$0                 |
| Loft (+)         | \$0                 |
| Fireplace (+)    | \$0                 |
| No Heating (-)   | \$0                 |
| A/C (+)          | 1:1332 \$4,400      |
| No Elec (-)      | \$0                 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0 |
| Spec Plumb (+)   | \$0                 |
| Elevator (+)     | \$0                 |

**Sub-Total, One Unit** \$183,700

**Sub-Total, 1 Units**

|                                   |         |           |
|-----------------------------------|---------|-----------|
| Exterior Features (+)             | \$8,000 | \$191,700 |
| Garages (+) 0 sqft                | \$0     | \$191,700 |
| Quality and Design Factor (Grade) | 0.90    |           |
| Location Multiplier               | 0.85    |           |
| <b>Replacement Cost</b>           |         | \$146,651 |

**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            | 1/6 Maso    | D+2   | 1938       | 1938     | 87 A          |           | 0.85 |          | 3,996 sqft | \$146,651 | 50%      | \$73,330      | 0%      | 100% | 1.110 | 1.000 | 100.00 | 0.00  | 0.00  | \$81,400     |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | C     | 1993       | 2001     | 24 A          | \$36.00   | 0.85 | \$30.60  | 23'x39'    | \$27,448  | 22%      | \$21,410      | 0%      | 100% | 1.110 | 1.000 | 100.00 | 0.00  | 0.00  | \$23,800     |