

General Information

Parcel Number 89-01-28-000-206.001-010
Local Parcel Number 01-28-000-206.010-06

Tax ID: 006-00143-05

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township DALTON TOWNSHIP
District 010 (Local 006) DALTON TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 965067-006 DALTON-965067 (006)
Section/Plat 0128000
Location Address (1) 16776 MASSEY RD HAGERSTOWN, IN 47339

Ownership

HELLWARTH, GREGORY S & ELAINE
THE HELLWARTH FAMILY TRUST
125 STONE CREEK DR
OXFORD, OH 45056

Legal

PT NW & NE SEC 28-18-12 75.099A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 08/19/2022 and 01/01/1900.

Notes

7/14/2021 Misc: 2022 GENERAL REVALUATION



Agricultural

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, 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). Values range from \$0 to \$589,000.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

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. Rows list various land parcels with their characteristics.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Paved TIF []

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 04/26/2021 jf

Appraiser 07/14/2021 gw

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (75.10), Actual Frontage (0), Developer Discount, Parcel Acreage (75.10), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.81), 83 UT Towers NV (0.00), 9 Homesite (2.00), 91/92 Acres (0.00), Total Acres Farmland (72.29), Farmland Value (\$73,580), Measured Acreage (72.29), Avg Farmland Value/Acre (1018), Value of Farmland (\$73,590), Classified Total (\$0), Farm / Classified Value (\$73,600), Homesite(s) Value (\$32,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$16,200), CAP 2 Value (\$89,800), CAP 3 Value (\$0), Total Value (\$106,000).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')														
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
6	A	LCC3	0	6.840000	0.50	\$2,390	\$1,195	\$8,174	-80%	1.0000	0.00	100.00	0.00	\$1,630
6	A	LCD3	0	1.380000	0.50	\$2,390	\$1,195	\$1,649	-80%	1.0000	0.00	100.00	0.00	\$330
6	A	MWB	0	0.270000	0.87	\$2,390	\$2,079	\$561	-80%	1.0000	0.00	100.00	0.00	\$110
6	A	SK	0	0.010000	1.02	\$2,390	\$2,438	\$24	-80%	1.0000	0.00	100.00	0.00	\$00
6	A	ST	0	2.410000	0.81	\$2,390	\$1,936	\$4,666	-80%	1.0000	0.00	100.00	0.00	\$930
6	A	WE	0	0.020000	1.19	\$2,390	\$2,844	\$57	-80%	1.0000	0.00	100.00	0.00	\$10
71	A	LBC2	0	0.350000	0.55	\$2,390	\$1,315	\$460	-40%	1.0000	0.00	100.00	0.00	\$280
71	A	ST	0	0.290000	0.81	\$2,390	\$1,936	\$561	-40%	1.0000	0.00	100.00	0.00	\$340
72	A	WTR	0	0.450000	0.50	\$2,390	\$1,195	\$538	-40%	1.0000	0.00	100.00	0.00	\$320
82	A		0	0.810000	1.00	\$2,390	\$2,390	\$1,936	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 528 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 Frame	120	\$7,500
Porch, Enclosed Frame	48	\$6,300

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

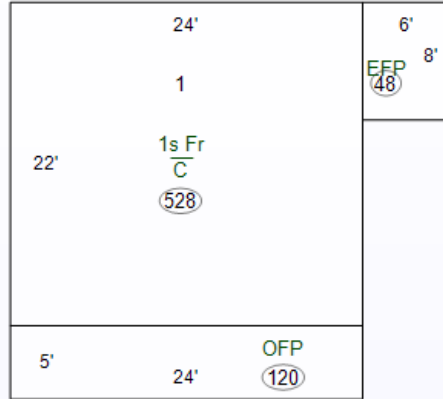
Accommodations

Bedrooms	1
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air

● ●
 5 6
 ● ●
 3 4
 ● ●
 2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	528	528	\$66,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	528	0	\$5,900	
Slab				

Total Base \$72,200

Adjustments 1 Row Type Adj. x 1.00 \$72,200

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 \$72,200

Sub-Total, 1 Units

Exterior Features (+)	\$13,800	\$86,000
Garages (+) 0 sqft	\$0	\$86,000
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
Replacement Cost		\$43,860

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	E+2	1947	1947	78 F		0.85		528 sqft	\$43,860	65%	\$15,350	0%	100%	1.100	1.000	100.00	0.00	0.00	\$16,900
2: Type 3 Barn	1	T3AW	C	1999	1999	26 A	\$16.13	0.85		40' x 60' x 12'	\$25,259	45%	\$13,890	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,900
3: Type 3 Barn	1	T31SO	C	1999	1999	26 A	\$18.03	0.85		20' x 40' x 10'	\$9,280	45%	\$5,100	0%	100%	1.000	1.000	0.00	100.00	0.00	\$5,100
4: Type 3 Barn	1	T31SO	C	2007	2007	18 A	\$14.12	0.85		40' x 60' x 10'	\$20,884	35%	\$13,570	0%	100%	1.000	1.000	0.00	100.00	0.00	\$13,600
5: Utility Shed	1		C	1920	1920	105 F	\$19.35	0.85	\$16.45	14'x18'	\$4,145	70%	\$1,240	0%	100%	1.100	1.000	0.00	100.00	0.00	\$1,400
6: Utility Shed	1		C	1920	1990	35 A	\$20.44	0.85	\$17.37	12'x18'	\$3,753	65%	\$1,310	0%	100%	1.100	1.000	0.00	100.00	0.00	\$1,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3792 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
Balcony	52	\$2,000
Balcony	52	\$2,000

Plumbing

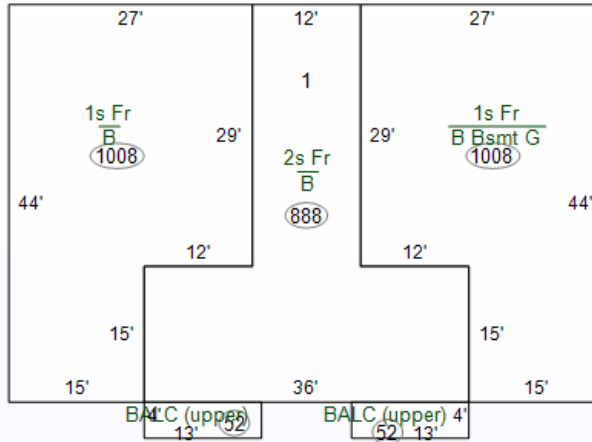
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	4	4
Total	9	15

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2904	2904	\$227,500	
2	1Fr	888	888	\$48,800	

- 4
- 5
- 1/4
- 1/2
- 3/4
- 4
- Attic
- Bsmt 2904 0 \$74,300
- Crawl
- 3
- Slab

Total Base \$350,600

Adjustments 1 Row Type Adj. x 1.00 \$350,600

- 7
- Unfin Int (-) \$0
- Ex Liv Units (+) \$0
- Rec Room (+) \$0
- 2
- Loft (+) \$0
- Fireplace (+) \$0
- 6
- No Heating (-) \$0
- A/C (+) 1:2904 2:888 \$10,600
- No Elec (-) \$0
- Plumbing (+ / -) 15 - 5 = 10 x \$800 \$8,000
- Spec Plumb (+) \$0
- Elevator (+) \$0

Sub-Total, One Unit \$369,200

Sub-Total, 1 Units

Exterior Features (+)	\$4,000	\$373,200
Garages (+) 450 sqft	\$4,900	\$378,100
Quality and Design Factor (Grade)		1.40
Location Multiplier		0.85
Replacement Cost		\$449,939

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	B+2	1890	1989	36	G		0.85		6,696 sqft	\$449,939	20%	\$359,950	0%	100%	1.100	1.000	100.00	0.00	0.00	\$395,900
2: Canopy (free standing)	1		C	2003	2003	22	A		0.85		16'x32'	\$3,060	22%	\$2,390	0%	100%	1.100	1.000	100.00	0.00	0.00	\$2,600
3: HVAC - Geothermal (R)	1	SV	C	2003	2003	22	A		0.85				22%		0%	100%	1.100	1.000	100.00	0.00	0.00	\$7,400
4: HVAC - Geothermal (R)	1	SV	C	2003	2003	22	A		0.85				22%		0%	100%	1.100	1.000	100.00	0.00	0.00	\$7,400
5: HVAC - Geothermal (R)	1	SV	C	2003	2003	22	A		0.85				22%		0%	100%	1.100	1.000	100.00	0.00	0.00	\$7,400
6: Patio (free standing)	1		C	2003	2003	22	A		0.85		16'x32'	\$3,145	22%	\$2,450	0%	100%	1.100	1.000	100.00	0.00	0.00	\$2,700
7: Swimming Pool (R)	1		C	2008	2008	17	A	\$54.40	0.85	\$46.24	16'x38'	\$29,427	55%	\$13,240	50%	100%	1.100	1.000	100.00	0.00	0.00	\$7,300