

General Information

Parcel Number
89-01-28-000-413.000-010

Local Parcel Number
01-28-000-413.000-06

Tax ID:
006-00225-00

Routing Number

Property Class 100
Vacant Land

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)
NOBBLETT RD
HAGERSTOWN, IN 47346

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025
Review Group 2030

Ownership

REYNWOOD FARMS, INC
13368 STATE ROAD 38
HAGERSTOWN, IN 47346

Legal

SE 1/4 SE SEC 28-18-12 40A



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$51,500	Land	\$51,500	\$58,100	\$55,400	\$46,200	\$36,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$51,500	Land Non Res (2)	\$51,500	\$58,100	\$55,400	\$46,200	\$36,400
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$51,500	Total	\$51,500	\$58,100	\$55,400	\$46,200	\$36,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$51,500	Total Non Res (2)	\$51,500	\$58,100	\$55,400	\$46,200	\$36,400
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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
4	A	EOA	0	10.220000	0.64	\$2,120	\$1,357	\$13,869	0%	1.0000	0.00	100.00	0.00	\$13,870
4	A	EOB2	0	4.310000	0.60	\$2,120	\$1,272	\$5,482	0%	1.0000	0.00	100.00	0.00	\$5,480
4	A	EXC3	0	0.290000	0.50	\$2,120	\$1,060	\$307	0%	1.0000	0.00	100.00	0.00	\$310
4	A	LCC3	0	0.080000	0.50	\$2,120	\$1,060	\$85	0%	1.0000	0.00	100.00	0.00	\$80
4	A	SH	0	10.510000	1.11	\$2,120	\$2,353	\$24,730	0%	1.0000	0.00	100.00	0.00	\$24,730
4	A	WE	0	0.680000	1.19	\$2,120	\$2,523	\$1,716	0%	1.0000	0.00	100.00	0.00	\$1,720
6	A	EOA	0	0.380000	0.64	\$2,120	\$1,357	\$516	-80%	1.0000	0.00	100.00	0.00	\$100
6	A	EOB2	0	0.220000	0.60	\$2,120	\$1,272	\$280	-80%	1.0000	0.00	100.00	0.00	\$60
6	A	EXC3	0	2.460000	0.50	\$2,120	\$1,060	\$2,608	-80%	1.0000	0.00	100.00	0.00	\$520
6	A	LCC3	0	0.600000	0.50	\$2,120	\$1,060	\$636	-80%	1.0000	0.00	100.00	0.00	\$130
6	A	SH	0	7.170000	1.11	\$2,120	\$2,353	\$16,871	-80%	1.0000	0.00	100.00	0.00	\$3,370
6	A	W	0	0.140000	0.50	\$2,120	\$1,060	\$148	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	WE	0	0.170000	1.19	\$2,120	\$2,523	\$429	-80%	1.0000	0.00	100.00	0.00	\$90
72	A	WTR	0	1.620000	0.50	\$2,120	\$1,060	\$1,717	-40%	1.0000	0.00	100.00	0.00	\$1,030
82	A		0	1.150000	1.00	\$2,120	\$2,120	\$2,438	-100%	1.0000	0.00	100.00	0.00	\$00

Data Source Aerial Collector 04/30/2021 jf Appraiser 07/02/2021 lp

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 REYNWOOD FARMS, CO / I

Agricultural

Notes

7/2/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Calculated Acreage	40.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	40.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.15
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	38.85
Farmland Value	\$51,520
Measured Acreage	38.85
Avg Farmland Value/Acre	1326
Value of Farmland	\$51,520
Classified Total	\$0
Farm / Classified Value	\$51,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$51,500
CAP 3 Value	\$0
Total Value	\$51,500

