

General Information

Parcel Number 89-01-28-420-102.000-010
Local Parcel Number 01-28-420-102.008-06

Tax ID: 006-00279-00

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

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 0128420

Location Address (1) 16325 MASSEY RD HAGERSTOWN, IN 47346

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 2030

Ownership

DE VINNEY, RYAN J
16325 MASSEY RD
HAGERSTOWN, IN 47346

Legal

LOT 2 & 3 SW LOT 1 SW EX 47 FT E E



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/02/2022 to 01/01/1900.

Notes

2/9/2023 Misc: 2023 SALES REVIEW

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 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. Row shows data for land type 9.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.47), Actual Frontage (0), Developer Discount, Parcel Acreage (0.47), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.47), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$11,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,700).

General Information

Occupancy	Single-Family
Description	MH W / C
Story Height	1
Style	N/A
Finished Area	1320 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	184	\$1,300
Canopy, Shed Type	184	\$1,400
Wood Deck	300	\$6,300
Canopy, Shed Type	144	\$1,300

Plumbing

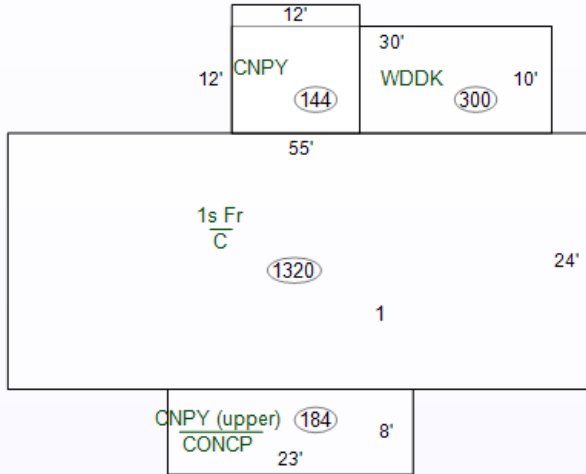
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1320	1320	\$125,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1320	0	\$8,900	
Slab					

Total Base \$134,400

Adjustments 1 Row Type Adj. x 1.00 \$134,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1320	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$138,800

Sub-Total, 1 Units

Exterior Features (+)	\$10,300	\$149,100
Garages (+) 0 sqft	\$0	\$149,100
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

Replacement Cost \$101,388

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: MH W / C	1	Wood Fr	D	1975	1980	45	A		0.85		1,320 sqft	\$101,388	38%	\$62,860	0%	100%	1.100	1.000	100.00	0.00	0.00	\$69,100
2: Lean-to	1	Concrete	C	1992	1992	33	A	\$8.80	0.85		10'x24' x 8'	\$1,795	55%	\$810	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800
3: Type 3 Barn	1	T3AW	C	1973	1983	42	G	\$20.97	0.85		24' x 36' x 12'	\$14,901	55%	\$6,710	0%	100%	1.100	1.000	100.00	0.00	0.00	\$7,400