

General Information

Parcel Number 89-01-33-000-101.000-010
Local Parcel Number 01-33-000-101.000-06
Tax ID: 006-00095-00
Routing Number

Ownership

WALDEN ACRES LLC
17269 NOBBLETT RD
HAGERSTOWN, IN 47346

Legal

PT NW 33-18-12 80.057A SUBJ TO 12.30 A
FOREST LAND & 65.1 A WILDLIFE HABITAT

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 01/24/2023 to 01/01/1900.

Notes

7/13/2021 Misc: 2022 GENERAL REVALUATION

Property Class 101
Cash Grain/General Farm



Agricultural

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 0133000
Location Address (1) 17269 NOBBLETT RD HAGERSTOWN, IN 47346

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

Table with columns: Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

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 for lots 9, 21, and 82.

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard Low
Public Utilities ERA Electricity
Streets or Roads TIF Paved

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 04/26/2021 jf

Appraiser 07/13/2021 lp

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (78.90), Actual Frontage (0), Developer Discount, Parcel Acreage (78.90), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.50), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (77.40), Farmland Value (\$0), Measured Acreage (77.40), Avg Farmland Value/Acre (0), Value of Farmland (\$0), Classified Total (\$1,334), Farm / Classified Value (\$1,300), Homesite(s) Value (\$16,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$16,200), CAP 2 Value (\$1,300), CAP 3 Value (\$0), Total Value (\$17,500).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2134 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" 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 checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" 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
Porch, Open Frame	184	\$9,200
Patio, Concrete	184	\$1,300
Wood Deck	48	\$1,700
Canopy, Shed Type	48	\$500
Patio, Concrete	368	\$2,700

**Plumbing**

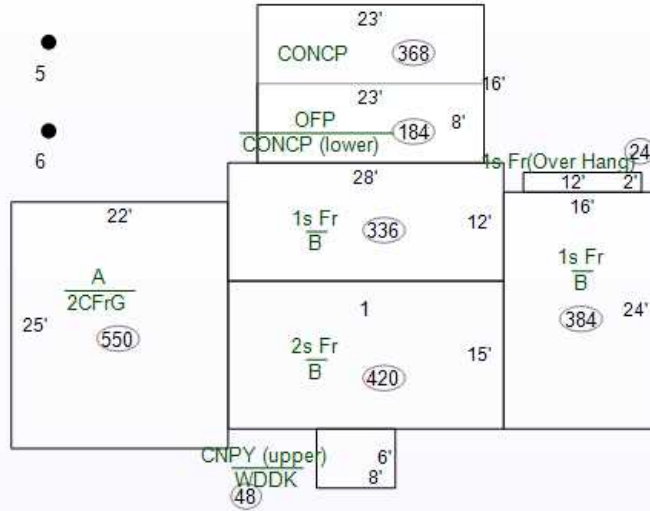
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	1164	1164	\$116,200	
2 1Fr	420	420	\$31,100	
3				
4				
1/4				
1/2				
3/4				
Attic	550	550	\$15,100	
Bsmt	1140	0	\$38,100	
Crawl				
Slab				

**Total Base** \$200,500

**Adjustments 1 Row Type Adj. x 1.00** \$200,500

Unfin Int (-) \$0

Ex Liv Units (+) \$0

2 Rec Room (+) 2:750 \$8,500

Loft (+) \$0

● Fireplace (+) MS:1 MO:1 \$4,500

3 No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 10 - 5 = 5 x \$800 \$4,000

Spec Plumb (+) \$0

Elevator (+) \$0

**Sub-Total, One Unit** \$217,500

**Sub-Total, 1 Units**

Exterior Features (+) \$15,400 \$232,900

Garages (+) 550 sqft \$21,400 \$254,300

Quality and Design Factor (Grade) 1.10

Location Multiplier 0.85

**Replacement Cost** \$237,771

**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	C+2	1991	1991	34	A		0.85		3,274 sqft	\$237,771	26%	\$175,950	0%	100%	1.100	1.000	100.00	0.00	0.00	\$193,500
2: Detached Garage/Boat H	1	Wood Fr	C	1992	1992	33	A	\$32.47	0.85	\$27.60	28'x48'	\$37,094	26%	\$27,450	0%	100%	1.100	1.000	100.00	0.00	0.00	\$30,200
3: Detached Garage/Boat H	1	Wood Fr	C	1999	1999	26	A	\$41.04	0.85	\$34.88	24'x28'	\$23,442	24%	\$17,820	0%	100%	1.100	1.000	100.00	0.00	0.00	\$19,600
4: Lean-To	1	Earth Flo	C	1997	1997	28	A	\$4.69	0.85		12'x28' x 8'	\$1,339	50%	\$670	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700
5: Utility Shed	1		C	1991	1991	34	A	\$26.02	0.85	\$22.12	8'x10'	\$1,769	65%	\$620	0%	100%	1.100	1.000	0.00	100.00	0.00	\$700
6: Utility Shed	1		C	1991	1991	34	A	\$17.18	0.85	\$14.60	16'x34'	\$7,944	65%	\$2,780	0%	100%	1.100	1.000	0.00	100.00	0.00	\$3,100