

89-01-33-000-102.000-010

General Information

Parcel Number  
89-01-33-000-102.000-010

Local Parcel Number  
01-33-000-102.000-06

Tax ID:  
006-00285-00

Routing Number

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

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)  
17197 NOBBLETT RD  
HAGERSTOWN, IN 47346

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Friday, May 16, 2025

Review Group 2030

ANDREW, ELIJAH S

Ownership

ANDREW, ELIJAH S  
17197 W NOBBLETT RD  
HAGERSTOWN, IN 47346

Legal

NW SEC 33-18-12 7.683A



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     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$37,200         | Land                | \$37,200                            | \$37,200                 | \$32,400                 | \$29,600                 | \$28,800                 |
| \$16,200         | Land Res (1)        | \$16,200                            | \$16,200                 | \$14,100                 | \$12,900                 | \$12,700                 |
| \$21,000         | Land Non Res (2)    | \$21,000                            | \$21,000                 | \$18,300                 | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                                 | \$0                      | \$0                      | \$16,700                 | \$16,100                 |
| \$119,200        | Improvement         | \$119,200                           | \$119,200                | \$104,600                | \$96,100                 | \$95,800                 |
| \$119,200        | Imp Res (1)         | \$119,200                           | \$119,200                | \$104,600                | \$79,500                 | \$78,900                 |
| \$0              | Imp Non Res (2)     | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                                 | \$0                      | \$0                      | \$16,600                 | \$16,900                 |
| \$156,400        | Total               | \$156,400                           | \$156,400                | \$137,000                | \$125,700                | \$124,600                |
| \$135,400        | Total Res (1)       | \$135,400                           | \$135,400                | \$118,700                | \$92,400                 | \$91,600                 |
| \$21,000         | Total Non Res (2)   | \$21,000                            | \$21,000                 | \$18,300                 | \$0                      | \$0                      |
| \$0              | Total Non Res (3)   | \$0                                 | \$0                      | \$0                      | \$33,300                 | \$33,000                 |

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    |
|-----------|----------------|---------|------------|----------|--------|----------|-----------|------------|---------|---------------|--------|--------|-------|----------|
| 9         | A              |         | 0          | 1.000000 | 1.00   | \$16,200 | \$16,200  | \$16,200   | 0%      | 1.0000        | 100.00 | 0.00   | 0.00  | \$16,200 |
| 91        | A              |         | 0          | 4.000000 | 1.00   | \$3,900  | \$3,900   | \$15,600   | 0%      | 1.0000        | 0.00   | 100.00 | 0.00  | \$15,600 |
| 91        | A              |         | 0          | 2.302000 | 1.00   | \$3,900  | \$3,900   | \$8,978    | -40%    | 1.0000        | 0.00   | 100.00 | 0.00  | \$5,390  |
| 82        | A              | GE      | 0          | 0.380000 | 1.02   | \$2,120  | \$2,162   | \$822      | -100%   | 1.0000        | 0.00   | 100.00 | 0.00  | \$00     |

Printed Friday, May 16, 2025

Data Source Aerial

17197 NOBBLETT RD

Transfer of Ownership

| Date       | Owner            | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|------------------|------------|------|-----------|----------------|-----|
| 05/09/2019 | ANDREW, ELIJAH S | 2019003539 | WD   | /         | \$120,000      | V   |
| 07/13/2017 | SUTHERLAND, JAME | 2017005749 | CC   | /         |                | I   |
| 07/14/2016 | SUTHERLAND, JAME | 2016005755 | CT   | /         |                | I   |
| 01/01/1900 | SUTHERLAND, JAME | 2016005755 | CT   | /         |                | I   |

Res

Collector 04/15/2021 jf

511, 1 Family Dwell - Unplatted (0 to 9.9

Appraiser 07/12/2021 lp

DALTON-965067 (006)/9650 1/2

Notes

7/12/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 7.68                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 7.68                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.38                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 1.00                     |
| 91/92 Acres             | 6.30                     |
| 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       | \$16,200                 |
| 91/92 Value             | \$21,000                 |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$16,200                 |
| CAP 2 Value             | \$21,000                 |
| CAP 3 Value             | \$0                      |
| Total Value             | \$37,200                 |

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1232 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

| Description     | Area | Value   |
|-----------------|------|---------|
| Stoop, Masonry  | 35   | \$1,800 |
| Patio, Concrete | 140  | \$1,200 |

Plumbing

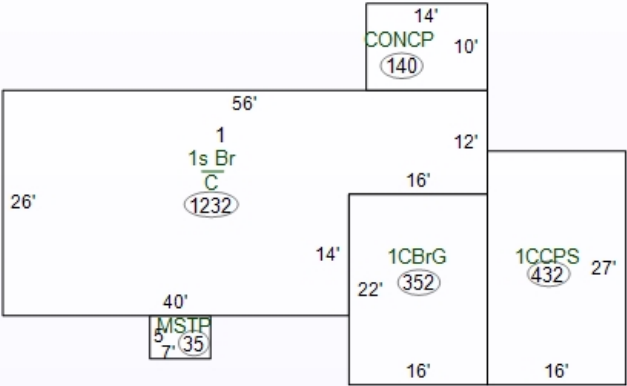
|               | # | TF |
|---------------|---|----|
| Full Bath     | 1 | 3  |
| Half Bath     | 1 | 2  |
| Kitchen Sinks | 1 | 1  |
| Water Heaters | 1 | 1  |
| Add Fixtures  | 0 | 0  |
| Total         | 4 | 7  |

Accommodations

|              |   |
|--------------|---|
| Bedrooms     | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms  | 6 |

Heat Type

Central Warm Air



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |        |      |        |                        |
|-----------------------------------|--------|------|--------|------------------------|
| Floor                             | Constr | Base | Finish | Value                  |
| 1                                 | 7      | 1232 | 1232   | \$131,400              |
| 2                                 |        |      |        |                        |
| 3                                 |        |      |        |                        |
| 4                                 |        |      |        |                        |
| 1/4                               |        |      |        |                        |
| 1/2                               |        |      |        |                        |
| 3/4                               |        |      |        |                        |
| Attic                             |        |      |        |                        |
| Bsmt                              |        |      |        |                        |
| Crawl                             |        | 1232 | 0      | \$8,500                |
| Slab                              |        |      |        |                        |
| Total Base                        |        |      |        | \$139,900              |
| Adjustments                       |        |      |        | 1 Row Type Adj. x 1.00 |
| Unfin Int (-)                     |        |      |        | \$0                    |
| Ex Liv Units (+)                  |        |      |        | \$0                    |
| Rec Room (+)                      |        |      |        | \$0                    |
| Loft (+)                          |        |      |        | \$0                    |
| Fireplace (+)                     |        |      |        | MS:1 MO:1              |
| No Heating (-)                    |        |      |        | \$0                    |
| A/C (+)                           |        |      |        | 1:1232                 |
| No Elec (-)                       |        |      |        | \$0                    |
| Plumbing (+ / -)                  |        |      |        | 7 - 5 = 2 x \$800      |
| Spec Plumb (+)                    |        |      |        | \$0                    |
| Elevator (+)                      |        |      |        | \$0                    |
| Sub-Total, One Unit               |        |      |        | \$150,200              |
| Sub-Total, 1 Units                |        |      |        |                        |
| Exterior Features (+)             |        |      |        | \$3,000                |
| Garages (+) 784 sqft              |        |      |        | \$21,700               |
| Quality and Design Factor (Grade) |        |      |        | 1.00                   |
| Location Multiplier               |        |      |        | 0.85                   |
| Replacement Cost                  |        |      |        | \$148,665              |

| 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            | Brick       | C     | 1970       | 1970     | 55         | A  |           | 0.85 |          | 1,232 sqft | \$148,665 | 40%      | \$89,200      | 0%      | 100% | 1.100 | 1.000 | 100.00 | 0.00  | 0.00  | \$98,100     |
| 2: Detached Garage/Boat H | 1            | Pole        | C     | 1992       | 1992     | 33         | A  | \$24.76   | 0.85 | \$21.05  | 24'x48'    | \$24,245  | 26%      | \$17,940      | 0%      | 100% | 1.100 | 1.000 | 100.00 | 0.00  | 0.00  | \$19,700     |
| 3: Utility Shed           | 1            |             | D     | 1979       | 1979     | 46         | A  | \$18.20   | 0.85 | \$12.38  | 12'x24'    | \$3,564   | 65%      | \$1,250       | 0%      | 100% | 1.100 | 1.000 | 100.00 | 0.00  | 0.00  | \$1,400      |