

89-01-36-000-416.000-010

JOHNSON, CHRISTOPHER L & T

13642 PIERCE RD

101, Cash Grain/General Farm

DALTON-965067 (006)/9650

1/2

General Information

Parcel Number
89-01-36-000-416.000-010
Local Parcel Number
01-36-000-416.000-06

Tax ID:
006-00102-00

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
0136000

Location Address (1)
13642 PIERCE RD
HAGERSTOWN, IN 47346

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

Ownership

JOHNSON, CHRISTOPHER L & TAMA
13642 PIERCE RD
HAGERSTOWN, IN 47346

Legal

SE D PT SE SEC 36-18-12 16.10A PT SE SEC 36-18-12 1.00A



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

Table with 7 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)

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

Table with 15 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

ERA

TIF

Agricultural

Notes
7/14/2021 Misc: 2022 GENERAL REVALUATION, ADD NEW DETGAR PER PERMIT # 20-112 DONE 7-20-21

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value

Data Source
Permit

Collector
07/20/2021 df

Appraiser
07/27/2021 df

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1952 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
Wood Deck	280	\$5,900

**Plumbing**

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>6</b>	<b>11</b>

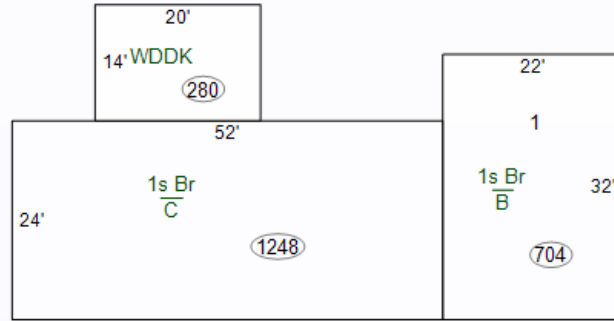
**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1952	1952	\$179,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	704	0	\$28,600	
Crawl	1248	0	\$8,600	
Slab				

**Total Base** \$217,000

**Adjustments** 1 Row Type Adj. x 1.00 \$217,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$221,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,900	\$227,700
Garages (+) 0 sqft	\$0	\$227,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$193,545</b>

**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	1971	1980	45 A		0.85		2,656 sqft	\$193,545	30%	\$135,480	0%	100%	1.100	1.000	100.00	0.00	0.00	\$149,000
2: Detached Garage	1	Pole	C	2021	2021	4 A	\$29.48	0.85	\$25.06	32'x20'	\$16,037	3%	\$15,560	0%	100%	1.100	1.000	100.00	0.00	0.00	\$17,100
3: Type 3 Barn	1	T3AW	C	1992	1992	33 A	\$15.84	0.85		39' x 66' x 12'	\$33,867	55%	\$15,240	0%	100%	1.000	1.000	100.00	0.00	0.00	\$15,200