

89-02-32-000-310.000-024

General Information

Parcel Number
89-02-32-000-310.000-024

Local Parcel Number
03-32-000-310.000-13

Tax ID:
013-00167-00

Routing Number

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

Year: 2025

Location Information

County
WAYNE

Township
PERRY TOWNSHIP

District 024 (Local 013)
PERRY TOWNSHIP

School Corp 8305
NETTLE CREEK

Neighborhood 135145-013
PERRY-135145 (013)

Section/Plat
0332000

Location Address (1)
11937 MENDENHALL RD
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

MENDENHALL, JEFFREY W & K

Ownership

MENDENHALL, JEFFREY W &
KRISTA J
11937 MENDENHALL RD
HAGERSTOWN, IN 47346-9714

Legal

SW SEC 32-18-13 1.00A



11937 MENDENHALL RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

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

PERRY-135145 (013)/13514 1/2

Notes

8/2/2021 Misc: 2022 GENERAL REVALUATION

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
03/31/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$15,900	Land	\$15,900	\$13,800	\$12,700	\$12,700	\$12,700
\$15,900	Land Res (1)	\$15,900	\$13,800	\$12,700	\$12,700	\$12,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$109,100	Improvement	\$109,100	\$95,100	\$87,200	\$88,200	\$80,400
\$109,100	Imp Res (1)	\$109,100	\$95,100	\$85,700	\$86,700	\$79,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$1,500	\$1,500	\$1,200
\$125,000	Total	\$125,000	\$108,900	\$99,900	\$100,900	\$93,100
\$125,000	Total Res (1)	\$125,000	\$108,900	\$98,400	\$99,400	\$91,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$1,500	\$1,500	\$1,200

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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	0.850000	1.13	\$16,600	\$18,758	\$15,944	0%	1.0000	100.00	0.00	0.00	\$15,940
82	A		0	0.150000	1.00	\$2,390	\$2,390	\$359	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.15
83 UT Towers NV	0.00
9 Homesite	0.85
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	\$15,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$15,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,900

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height2

StyleN/A

Finished Area2148 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
Stoop, Masonry	32	\$1,800
Porch, Open Masonry	432	\$18,000

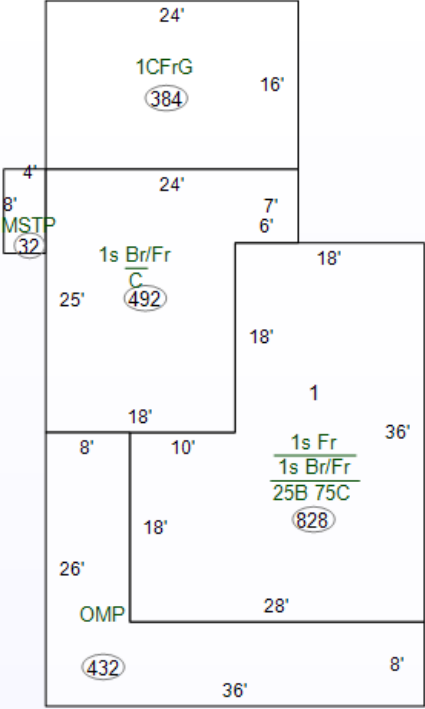
Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1320	1320	\$131,800	
2	1Fr	828	828	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		207	0	\$18,100	
Crawl		1113	0	\$8,100	
Slab					

	Total Base	\$204,300
Adjustments	1 Row Type Adj. x 1.00	\$204,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$211,200
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Sub-Total, 1 Units	
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Exterior Features (+)	\$19,800	\$231,000
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Garages (+) 384 sqft	\$17,600	\$248,600
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Quality and Design Factor (Grade)	0.85
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Location Multiplier	0.85
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Replacement Cost	\$179,614
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2/6 Maso	D+1	1900	1900	125	G			0.85		2,355 sqft	\$179,614	45%	\$98,790	0%	100%	1.090	1.000	100.00	0.00	0.00	\$107,700
2: Utility Shed	1		D	1920	1920	105	F		\$17.96	0.85	\$12.21	18'x20'	\$4,397	70%	\$1,320	0%	100%	1.090	1.000	100.00	0.00	0.00	\$1,400