

General Information

Parcel Number
89-02-32-000-311.001-024

Local Parcel Number
03-32-000-311.010-13

Tax ID:
013-00164-01

Routing Number

Property Class 199
Other Agricultural Use

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)
MENDENHALL RD
HAGERSTOWN, IN 47346

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

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

Legal

PT SW SEC 32-18-13 31.415A



Transfer of Ownership

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

Agricultural

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	☐	☐	☐	☐	☐
\$19,900	Land	\$19,900	\$19,000	\$15,800	\$12,500	\$10,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$19,900	Land Non Res (2)	\$19,900	\$19,000	\$15,800	\$12,500	\$10,700
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$20,600	Improvement	\$20,600	\$20,900	\$20,900	\$23,600	\$25,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$20,600	Imp Non Res (3)	\$20,600	\$20,900	\$20,900	\$23,600	\$25,300
\$40,500	Total	\$40,500	\$39,900	\$36,700	\$36,100	\$36,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$19,900	Total Non Res (2)	\$19,900	\$19,000	\$15,800	\$12,500	\$10,700
\$20,600	Total Non Res (3)	\$20,600	\$20,900	\$20,900	\$23,600	\$25,300

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
5	A	EOB2	0	1.620000	0.60	\$2,390	\$1,434	\$2,323	-60%	1.0000	0.00	100.00	0.00	\$930
5	A	MNB	0	6.230000	0.89	\$2,390	\$2,127	\$13,251	-60%	1.0000	0.00	100.00	0.00	\$5,300
5	A	OCA	0	3.950000	0.94	\$2,390	\$2,247	\$8,876	-60%	1.0000	0.00	100.00	0.00	\$3,550
5	A	SUD3	0	14.400000	0.55	\$2,390	\$1,315	\$18,936	-60%	1.0000	0.00	100.00	0.00	\$7,570
6	A	MNB	0	0.980000	0.89	\$2,390	\$2,127	\$2,084	-80%	1.0000	0.00	100.00	0.00	\$420
6	A	OCA	0	0.010000	0.94	\$2,390	\$2,247	\$22	-80%	1.0000	0.00	100.00	0.00	\$00
6	A	SUD3	0	2.320000	0.55	\$2,390	\$1,315	\$3,051	-80%	1.0000	0.00	100.00	0.00	\$610
71	A	MNB	0	0.780000	0.89	\$2,390	\$2,127	\$1,659	-40%	1.0000	0.00	100.00	0.00	\$1,000
71	A	SUD3	0	0.310000	0.55	\$2,390	\$1,315	\$408	-40%	1.0000	0.00	100.00	0.00	\$240
72	A	WTR	0	0.330000	0.50	\$2,390	\$1,195	\$394	-40%	1.0000	0.00	100.00	0.00	\$240
82	A		0	0.490000	1.00	\$2,390	\$2,390	\$1,171	-100%	1.0000	0.00	100.00	0.00	\$00

Notes

7/22/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Calculated Acreage	31.42
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	31.42
81 Legal Drain NV	0.00
82 Public Roads NV	0.49
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	30.93
Farmland Value	\$19,860
Measured Acreage	30.93
Avg Farmland Value/Acre	642
Value of Farmland	\$19,860
Classified Total	\$0
Farm / Classified Value	\$19,900
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$19,900
CAP 3 Value	\$0
Total Value	\$19,900

General Information

OccupancyBarn, Pole (T3)

DescriptionBarn, Pole (T3) HB

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☐Carpet

☐Sub & Joist

☐Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☐Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Roofing

☐Built-Up

☐Metal

☐Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
-------------	------	-------

Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base	Row Type	Adj.
------------	----------	------

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit	\$0
Sub-Total, 1 Units	
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	
Location Multiplier	0.85
Replacement Cost	\$7,022

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: Barn, Pole (T3) HB	1	SV	D	1930	1930	95	A		0.85		20' x 36' x 10'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,300
2: Lean-To 02	1	Earth Flo	C	1975	1975	50	A	\$7.58	0.85		20'x46' x 14'	\$5,928	65%	\$2,070	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
3: Type 2 Barn HB	1	SV	C	1900	1900	125	F		0.85		46' x 53' x 14'		70%		50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800
4: Type 3 Barn	1	T3AW	C	1976	1976	49	A	\$18.95	0.85		32' x 40' x 14'	\$20,623	65%	\$7,220	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,200
5: Type 3 Barn	1	T31SO	D	2006	2006	19	A	\$23.68	0.85		13' x 18' x 10'	\$3,429	35%	\$2,230	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,200