

89-02-33-000-107.000-024

General Information

Parcel Number
89-02-33-000-107.000-024

Local Parcel Number
03-33-000-107.000-13

Tax ID:
013-00190-00

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
0333000

Location Address (1)
9626 SUGAR GROVE RD
HAGERSTOWN, IN 47339

Zoning

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 Tuesday, April 29, 2025

Review Group 2030

FLETCHER, KENNETH J &THER

Ownership

FLETCHER, KENNETH J &THERESA
9626 SUGAR GROVE RD
HAGERSTOWN, IN 47346

Legal

PT NW SEC 33-18-13 1.851A



9626 SUGAR GROVE RD

Transfer of Ownership

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

511, 1 Family Dwell - Unplatted (0 to 9.9

PERRY-135145 (013)/13514 1/2

Notes

8/2/2021 Misc: 2022 GENERAL REVALUATION

11/4/2019 Misc: 2020 NEW CONST: ADJUST SIZE
EFP AND EFFECT AGE OF DWELLING 1975 PER
F/C

Res

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

2025	Assessment Year	2025	2025	2024	2024	2023
WIP	Reason For Change	AA	AA	APP DECISION	AA	AA
02/19/2025	As Of Date	04/22/2025	04/22/2025	06/06/2024	04/17/2024	04/20/2023
Indiana Cost Mod	Valuation Method	Other (external)	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,500	Land	\$16,900	\$19,500	\$16,900	\$16,900	\$15,500
\$16,600	Land Res (1)	\$14,400	\$16,600	\$14,400	\$14,400	\$13,200
\$2,900	Land Non Res (2)	\$2,500	\$2,900	\$2,500	\$2,500	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$2,300
\$144,800	Improvement	\$123,600	\$144,800	\$123,600	\$138,700	\$127,400
\$144,800	Imp Res (1)	\$123,600	\$144,800	\$123,600	\$138,700	\$108,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$19,200
\$164,300	Total	\$140,500	\$164,300	\$140,500	\$155,600	\$142,900
\$161,400	Total Res (1)	\$138,000	\$161,400	\$138,000	\$153,100	\$121,400
\$2,900	Total Non Res (2)	\$2,500	\$2,900	\$2,500	\$2,500	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$21,500

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	1.000000	1.00	\$16,600	\$16,600	\$16,600	0%	1.0000	100.00	0.00	0.00	\$16,600
91	A		0	0.751000	1.00	\$3,800	\$3,800	\$2,854	0%	1.0000	0.00	100.00	0.00	\$2,850
82	A	GE	0	0.100000	1.02	\$2,390	\$2,438	\$244	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	1.85
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.85
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.75
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	\$16,600
91/92 Value	\$2,900
Supp. Page Land Value	
CAP 1 Value	\$16,600
CAP 2 Value	\$2,900
CAP 3 Value	\$0
Total Value	\$19,500

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1556 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
Porch, Enclosed Frame	200	\$13,800
Porch, Open Frame	192	\$10,100

Plumbing

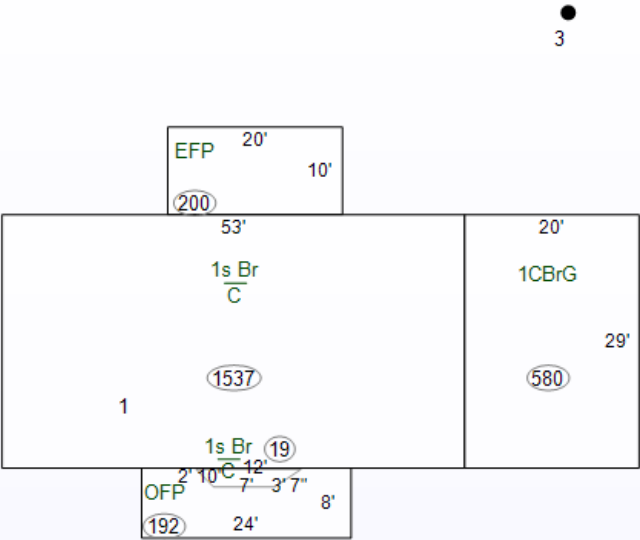
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1556	1556	\$151,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1556	0	\$9,500	
Slab					

Total Base\$161,100

Adjustments1 Row Type Adj. x 1.00\$161,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1556\$5,000
No Elec (-)	\$0
Plumbing (+ / -)	8 – 5 = 3 x \$800\$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit\$168,500

Sub-Total, 1 Units

Exterior Features (+)	\$23,900	\$192,400
Garages (+) 580 sqft	\$25,800	\$218,200
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
Replacement Cost		\$185,470

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	1969	1969	56 A		0.85		1,556 sqft	\$185,470	40%	\$111,280	0%	100%	1.090	1.000	100.00	0.00	0.00	\$121,300
2: Detached Garage/Boat H	1	Pole	C	2014	2014	11 A	\$26.08	0.85	\$22.17	26'x36'	\$20,749	10%	\$18,670	0%	100%	1.090	1.000	100.00	0.00	0.00	\$20,400
3: Utility Shed	1		D	2001	2001	24 F	\$17.18	0.85	\$11.68	24'x25'	\$7,009	60%	\$2,800	0%	100%	1.090	1.000	100.00	0.00	0.00	\$3,100