

89-05-02-000-105.000-010

ROBINSON, JEFFREY A & SUSA

8863 BAKER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

DALTON-965067 (006)/9650

1/2

General Information

Parcel Number
89-05-02-000-105.000-010

Local Parcel Number
02-02-000-105.000-06

Tax ID:
006-00240-00

Routing Number

Ownership

ROBINSON, JEFFREY A & SUSAN G
12578 JONES RD
HAGERSTOWN, IN 47346

Legal

PT NW 2-17-12 0.25A & 1.005A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/02/2024	ROBINSON, JEFFRE	2024002230	QC	/		
04/02/2024	ROBINSON, JEFFRE	2024002229	QC	/		
06/10/2022	ROBINSON, MICHA	2022006420	QC	/		
06/10/2022	ROBINSON, MICHA	2022006419	QC	/		
06/10/2022	ROBINSON, JANICE	2022006417	QC	/		
01/01/1900	ROBINSON, JAMES L		CO	/		

Notes

8/14/2023 SPLIT/COMBINE/ETC: 2024: INSTR# 2023005911 SPLITS 0.125A(GHOST) TO 006-00240-01 07-31-2023

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



Res

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
0202000

Location Address (1)
8863 BAKER RD
HAGERSTOWN, IN 47346

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
02/19/2025	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$16,800	Land	\$16,800	\$14,600	\$14,100	\$13,800	\$13,800
\$16,200	Land Res (1)	\$16,200	\$14,100	\$12,900	\$12,700	\$12,700
\$600	Land Non Res (2)	\$600	\$500	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$1,200	\$1,100	\$1,100
\$109,000	Improvement	\$109,000	\$95,800	\$88,100	\$87,600	\$81,200
\$107,900	Imp Res (1)	\$107,900	\$94,600	\$82,600	\$82,000	\$74,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,100	Imp Non Res (3)	\$1,100	\$1,200	\$5,500	\$5,600	\$6,400
\$125,800	Total	\$125,800	\$110,400	\$102,200	\$101,400	\$95,000
\$124,100	Total Res (1)	\$124,100	\$108,700	\$95,500	\$94,700	\$87,500
\$600	Total Non Res (2)	\$600	\$500	\$0	\$0	\$0
\$1,100	Total Non Res (3)	\$1,100	\$1,200	\$6,700	\$6,700	\$7,500

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	MNB	0	0.146	1.00	\$3,900	\$3,900	\$569	0%	1.0000	0.00	100.00	0.00	\$570
82	A		0	0.109	1.00	\$2,390	\$2,390	\$261	-100%	1.0000	0.00	100.00	0.00	\$00

Zoning

Subdivision

Lot

Market Model
N/A

Land Computations

Calculated Acreage	1.26
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.26
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.15
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	\$600
Supp. Page Land Value	
CAP 1 Value	\$16,200
CAP 2 Value	\$600
CAP 3 Value	\$0
Total Value	\$16,800

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source Aerial Collector 07/31/2023 PLAT Appraiser 08/14/2023 ts

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 1302 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	160	\$11,600
Porch, Open Frame	72	\$5,300

Plumbing

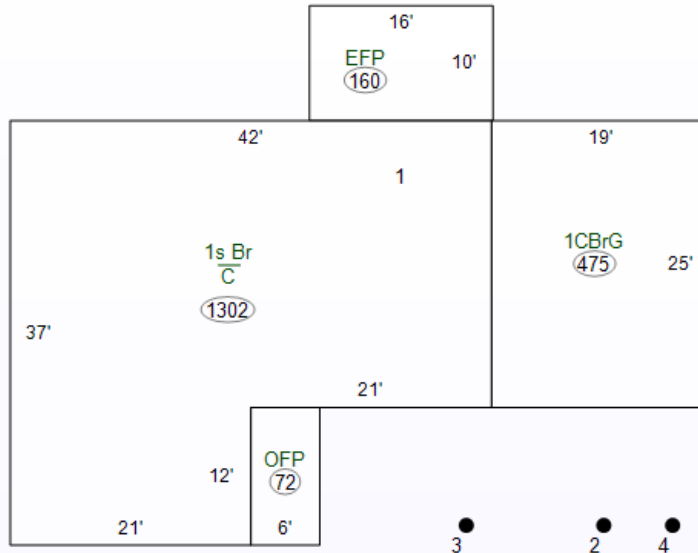
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1302	1302	\$137,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1302	0	\$8,800	
Slab				

Total Base \$145,900

Adjustments 1 Row Type Adj. x 1.00 \$145,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$147,500

Sub-Total, 1 Units

Exterior Features (+)	\$16,900	\$164,400
Garages (+) 475 sqft	\$20,700	\$185,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$157,335

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	1966	1966	59 A		0.85		1,302 sqft	\$157,335	40%	\$94,400	0%	100%	1.100	1.000	100.00	0.00	0.00	\$103,800
2: Lean-to	1	Earth Flo	C	1980	1980	45 F	\$4.25	0.85		12'x24' x 7'	\$1,039	65%	\$360	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Lean-To	1	Earth Flo	D	2017	2017	8 A	\$4.69	0.85		12'x24' x 8'	\$918	20%	\$730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700
4: Type 3 Barn	1	T3AW	C	1975	1975	50 F	\$21.97	0.85		24' x 30' x 10'	\$12,527	70%	\$3,760	0%	100%	1.100	1.000	100.00	0.00	0.00	\$4,100