

General Information

Parcel Number 89-05-09-000-102.000-020
Local Parcel Number 16-09-000-102.000-11

Tax ID: 011-00300-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township JEFFERSON TOWNSHIP

District 020 (Local 011) JEFFERSON TOWNSHIP

School Corp 8305 NETTLE CREEK

Neighborhood 114112-011 JEFFERSON-114112 (011)

Section/Plat 1609000

Location Address (1) 8096 FRANKLIN RD HAGERSTOWN, IN 47346

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

PLUNKETT, MARK ALLEN
8096 FRANKLIN RD
HAGERSTOWN, IN 47346

Legal

ND NW SEC 9-17-12 5.506A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/03/2020 PLUNKETT, MARK AL and 01/01/1900 HERZOG, DAVID H.

Notes

9/1/2021 Misc: 2022 GENERAL REVALUATION
2022: SOUND VALUE IMP'S PER APPEAL REPORT
7/19/2021 Misc: 2021 APPEAL DECISION: CORRECT SKETCH. REMOVE A/C. ADJUST ROOM COUNT. ADJUST LAND RECORD AND SUBJECTIVE IMP DATA PER F/C 07-09-2021

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

Table with 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). Rows show data for years 2022-2025.

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

Table with 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. Rows include 9, 91, and 6.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (5.51), Actual Frontage (0), Developer Discount, Parcel Acreage (5.51), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.51), Total Acres Farmland (4.00), Farmland Value (\$1,910), Measured Acreage (4.00), Avg Farmland Value/Acre (478), Value of Farmland (\$1,910), Classified Total (\$0), Farm / Classified Value (\$1,900), Homesite(s) Value (\$19,400), 91/92 Value (\$2,300), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$4,200), CAP 3 Value (\$0), Total Value (\$23,600).

Data Source Owner

Collector 09/01/2021 jf

Appraiser 09/01/2021 gw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1020 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Stoop, Masonry	126	\$3,500
Patio, Concrete	162	\$1,200
Canopy, Shed Type	368	\$2,700

Plumbing

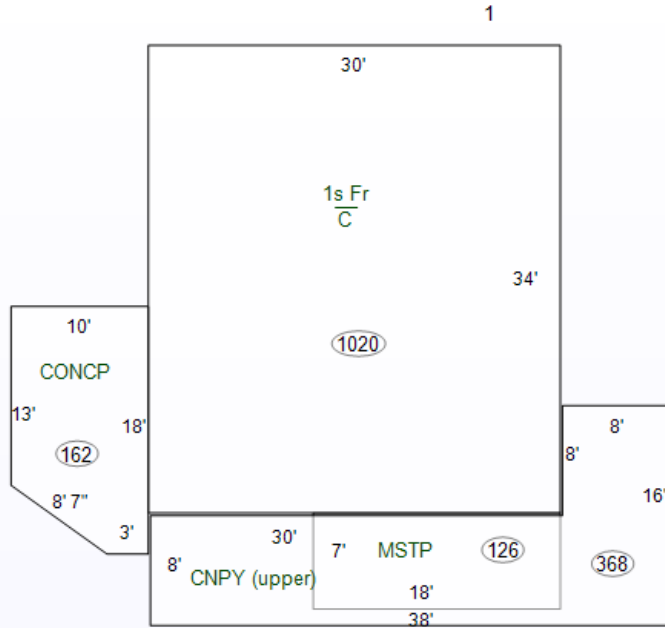
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1020	1020	\$106,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
2 Crawl	1020	0	\$7,700	
Slab				

Total Base	\$114,600
Adjustments	1 Row Type Adj. x 1.00
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 (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$120,700
Sub-Total, 1 Units	
Exterior Features (+)	\$7,400 \$128,100
Garages (+) 0 sqft	\$0 \$128,100
Quality and Design Factor (Grade)	0.90
Location Multiplier	0.85
Replacement Cost	\$97,997

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	SV	D+2	1966	2001	24 G		0.85		1,020 sqft		22%		0%	100%	1.160	1.000	100.00	0.00	0.00	\$67,600
2: Detached Garage/Boat H	1	SV	C	1966	1966	59 A		0.85		24'x24'		40%		0%	100%	1.160	1.000	100.00	0.00	0.00	\$10,000