

General Information

Parcel Number 89-05-09-000-106.000-020
Local Parcel Number 16-09-000-106.000-11

Tax ID: 011-00162-00

Routing Number

Property Class 101
Cash Grain/General Farm

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) 8086 FRANKLIN RD HAGERSTOWN, IN 47346

Ownership

DE BOLT, WESLEY L & REDITH I, TR
FORK TRUST
8086 FRANKLIN RD
HAGERSTOWN, IN 47346

Legal

PT NW SEC 9-17-12 45.93A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/01/1900 to 01/25/2021.

Notes

9/2/2021 Misc: 2022: GENERAL REVALUATION
6/28/2016 : 2017: CHANGE T3AW COND TO VP, REDUCE OBSOL FROM TYPE 2 BARN, ADD T31SO, CHANGE CONST TYPE OF MAIN GARAGE, AND ADD CNPY PER F/C 5/19/16
1/6/2016 : 2016: PUT 90% OBSOL ON TYPE 2 BARN DUE TO WEATHER, CHG CONDITION OF T3AW TO POOR, ADDED 2 BALCONIES & AN OFF PER F/C 12/29/2015



Agricultural

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

Table with columns: Year (2025, 2024, 2023, 2022, 2021), 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).

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 9-72.

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

Data Source Aerial

Collector 07/13/2021 jf

Appraiser 10/12/2021 lp

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (45.93), Actual Frontage (0), Developer Discount, Parcel Acreage (45.93), 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 (0.00), Total Acres Farmland (44.93), Farmland Value (\$36,990), Measured Acreage (44.93), Avg Farmland Value/Acre (823), Value of Farmland (\$36,980), Classified Total (\$0), Farm / Classified Value (\$37,000), Homesite(s) Value (\$19,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$37,000), CAP 3 Value (\$0), Total Value (\$56,400).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	3700 sqft
<b>Make</b>	

**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 type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Balcony	224	\$4,000
Porch, Open Frame	225	\$10,900
Balcony	80	\$2,500
Porch, Open Frame	80	\$5,300

**Plumbing**

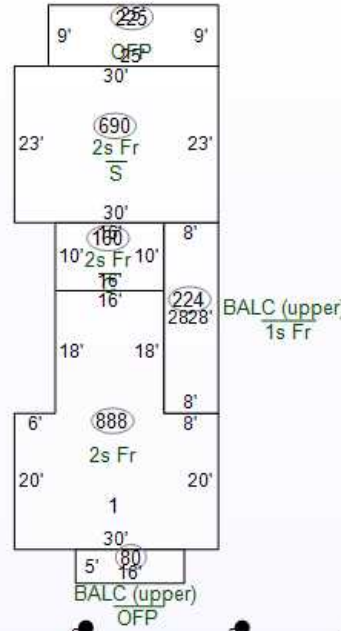
#	TF
<b>Full Bath</b>	2
<b>Half Bath</b>	0
<b>Kitchen Sinks</b>	1
<b>Water Heaters</b>	1
<b>Add Fixtures</b>	0
<b>Total</b>	4

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1962	1962	\$163,500	
2 1Fr	1738	1738	\$78,000	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	160	0	\$3,500	
Slab	690	0	\$0	
<b>Total Base</b>			<b>\$245,000</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		<b>\$245,000</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1962 2:1738	\$9,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$261,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$22,700	\$283,700
Garages (+) 0 sqft	\$0	\$283,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$229,088</b>

**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	2	Wood Fr	C-1	1860	1985	40	A		0.85		3,700 sqft	\$229,088	28%	\$164,940	0%	100%	1.160	1.000	100.00	0.00	0.00	\$191,300
2: Canopy- Shed Type	1		C	2016	2016	9	F		0.85		26'x24'	\$3,655	11%	\$3,250	0%	100%	1.160	1.000	100.00	0.00	0.00	\$3,800
3: Detached Garage/Boat H	1	Wood Fr	D	1980	1980	45	A	\$44.13	0.85	\$30.01	22'x22'	\$14,524	38%	\$9,000	0%	100%	1.160	1.000	100.00	0.00	0.00	\$10,400
4: Lean-To	1	Earth Flo	C	1940	1940	85	F	\$4.69	0.85		15'x50' x 8'	\$2,990	70%	\$900	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
5: Lean-To 02	1	Earth Flo	C	1940	1940	85	A	\$5.58	0.85		6'x32' x 10'	\$911	65%	\$320	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
6: Type 2 Barn	1		C	1940	1940	85	A	\$37.20	0.85		32' x 44' x 16'	\$46,492	65%	\$16,270	50%	100%	1.000	1.000	0.00	0.00	100.00	\$8,100
7: Type 3 Barn	1	T3AW	C	1940	1940	85	VP	\$18.20	0.85		30' x 50' x 10'	\$21,943	85%	\$3,290	0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,300
8: Type 3 Barn	1	T3AW	C	2016	2016	9	F	\$25.82	0.85		12' x 32' x 8'	\$6,193	25%	\$4,640	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,600