

89-05-09-000-327.000-020

General Information

Parcel Number
89-05-09-000-327.000-020

Local Parcel Number
16-09-000-327.000-11

Tax ID:
011-00709-00

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)
17068 BOOKOUT RD
HAGERSTOWN, IN 47346

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

WESLEY, GERALD R SR

Ownership

WESLEY, GERALD R SR
17068 BOOKOUT RD
HAGERSTOWN, IN 47346

Legal

S 1/2 SW SEC 9-17-12 20A

Barcode

17068 BOOKOUT RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/09/2023	WESLEY, GERALD R	2023008717	RR	/		I
10/04/2023	WESLEY, GERALD R	2023007733	QC	/		I
01/01/1900	WESLEY, GERALD R		CO	/		I

101, Cash Grain/General Farm

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
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	☐	☐	☐	☐	☐
\$37,600	Land	\$37,600	\$34,300	\$30,000	\$26,600	\$25,000
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,200	\$15,200
\$18,200	Land Non Res (2)	\$18,200	\$17,400	\$14,500	\$11,400	\$9,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$100,100	Improvement	\$100,100	\$87,700	\$80,300	\$81,200	\$74,200
\$100,100	Imp Res (1)	\$100,100	\$87,700	\$78,800	\$79,700	\$72,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$1,500	\$1,500	\$1,300
\$137,700	Total	\$137,700	\$122,000	\$110,300	\$107,800	\$99,200
\$119,500	Total Res (1)	\$119,500	\$104,600	\$94,300	\$94,900	\$88,100
\$18,200	Total Non Res (2)	\$18,200	\$17,400	\$14,500	\$11,400	\$9,800
\$0	Total Non Res (3)	\$0	\$0	\$1,500	\$1,500	\$1,300

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
9	A		0	1.000000	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	100.00	0.00	0.00	\$19,400
4	A	LBB2	0	9.370000	0.64	\$2,390	\$1,530	\$14,336	0%	1.0000	0.00	100.00	0.00	\$14,340
4	A	LBC2	0	0.580000	0.55	\$2,390	\$1,315	\$763	0%	1.0000	0.00	100.00	0.00	\$760
4	A	LCC3	0	1.060000	0.50	\$2,390	\$1,195	\$1,267	0%	1.0000	0.00	100.00	0.00	\$1,270
6	A	LBB2	0	1.770000	0.64	\$2,390	\$1,530	\$2,708	-80%	1.0000	0.00	100.00	0.00	\$540
6	A	LBC2	0	3.610000	0.55	\$2,390	\$1,315	\$4,747	-80%	1.0000	0.00	100.00	0.00	\$950
6	A	LCC3	0	1.460000	0.50	\$2,390	\$1,195	\$1,745	-80%	1.0000	0.00	100.00	0.00	\$350
82	A		0	1.150000	1.00	\$2,390	\$2,390	\$2,749	-100%	1.0000	0.00	100.00	0.00	\$00

JEFFERSON-114112 (011)/

Notes

9/20/2021 Misc: 2022: GENERAL REVALUATION

Land Computations

Calculated Acreage	20.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	20.00
81 Legal Drain NV	0.00
82 Public Roads NV	1.15
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	17.85
Farmland Value	\$18,210
Measured Acreage	17.85
Avg Farmland Value/Acre	1020
Value of Farmland	\$18,210
Classified Total	\$0
Farm / Classified Value	\$18,200
Homesite(s) Value	\$19,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$18,200
CAP 3 Value	\$0
Total Value	\$37,600

Collector 07/13/2021 jf

Appraiser 09/20/2021 lp

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1092 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

DescriptionAreaValue

Porch, Enclosed Frame208\$13,800

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms2

Living Rooms1

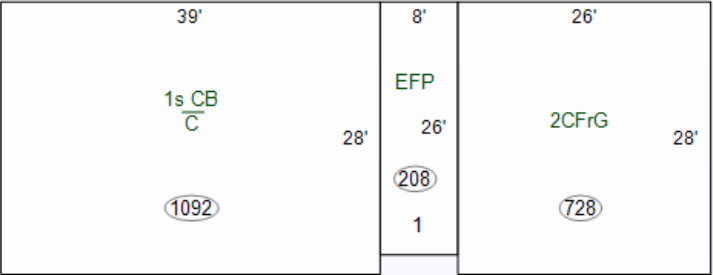
Dining Rooms1

Family Rooms1

Total Rooms6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	4	1092	1092	\$111,500
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1092	0	\$8,000
Slab				
Total Base				\$119,500
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
No Heating (-)				\$4,500
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$124,000
Sub-Total, 1 Units				
Exterior Features (+)				\$13,800
Garages (+) 728 sqft				\$29,000
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.85
Replacement Cost				\$141,780

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	Concrete	C	1965	1965	60	A		0.85		1,092 sqft	\$141,780	40%	\$85,070	0%	100%	1.160	1.000	100.00	0.00	0.00	\$98,700
2: Utility Shed	1		C	1950	1950	75	P	\$17.72	0.85	\$15.06	20'x20'	\$6,025	80%	\$1,200	0%	100%	1.160	1.000	100.00	0.00	0.00	\$1,400