

89-05-10-000-108.001-020

General Information

Parcel Number
89-05-10-000-108.001-020

Local Parcel Number
16-10-000-108.010-11

Tax ID:
011-00258-01

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
1610000

Location Address (1)
7841 DALTON RD
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

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

WAMPLER, JOHN R & CHERYL

Ownership

WAMPLER, JOHN R & CHERYL D
7841 DALTON RD
HAGERSTOWN, IN 47346

Legal

PT NW SEC 10-17-12 5.00A

7841 DALTON RD

Transfer of Ownership

Date
01/01/1900

Owner
WAMPLER, JOHN R &

Doc ID
CO

Code
/

Book/Page
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Adj Sale Price
V/I

Res

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

2025	Assessment Year	2025	2024	2024	2023	2023
WIP	Reason For Change	AA	STRUCT ADJ	AA	STRUCT ADJ	AA
02/19/2025	As Of Date	04/22/2025	10/02/2024	04/17/2024	10/02/2024	04/20/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Other (external)	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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$29,800	Land	\$29,800	\$25,900	\$30,900	\$25,900	\$28,500
\$19,400	Land Res (1)	\$19,400	\$16,900	\$16,900	\$15,500	\$15,500
\$10,400	Land Non Res (2)	\$10,400	\$9,000	\$14,000	\$10,400	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$13,000
\$177,000	Improvement	\$177,000	\$169,700	\$206,100	\$151,700	\$193,500
\$177,000	Imp Res (1)	\$177,000	\$169,700	\$206,100	\$151,700	\$177,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$15,600
\$206,800	Total	\$206,800	\$195,600	\$237,000	\$177,600	\$222,000
\$196,400	Total Res (1)	\$196,400	\$186,600	\$223,000	\$167,200	\$193,400
\$10,400	Total Non Res (2)	\$10,400	\$9,000	\$14,000	\$10,400	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$28,600

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
91	A		0	1.0000	1.00	\$4,500	\$4,500	\$4,500	0%	1.0000	0.00	100.00	0.00	\$4,500
91	A		0	2.6000	1.00	\$4,500	\$4,500	\$11,700	-50%	1.0000	0.00	100.00	0.00	\$5,850
82	A	GE	0	0.400000	1.02	\$2,390	\$2,438	\$975	-100%	1.0000	0.00	100.00	0.00	\$00

Notes

10/2/2024 PARCEL REVIEW: 2021-2024
CORRECTIONS: REMOVE 1/2 STORY FINISH
ERRONEOUSLY VALUED PER SITE INSPECTION
WITH TAXPAYER ON 10-01-2024

Land Computations

Calculated Acreage	5.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.40
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.60
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	\$19,400
91/92 Value	\$10,400
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$10,400
CAP 3 Value	\$0
Total Value	\$29,800

Data Source
Owner

Collector
08/27/2024 ts

Appraiser
10/01/2024 gw

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1 1/2

StyleN/A

Finished Area1620 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures22

Total610

Accommodations

Bedrooms22

Living Rooms1

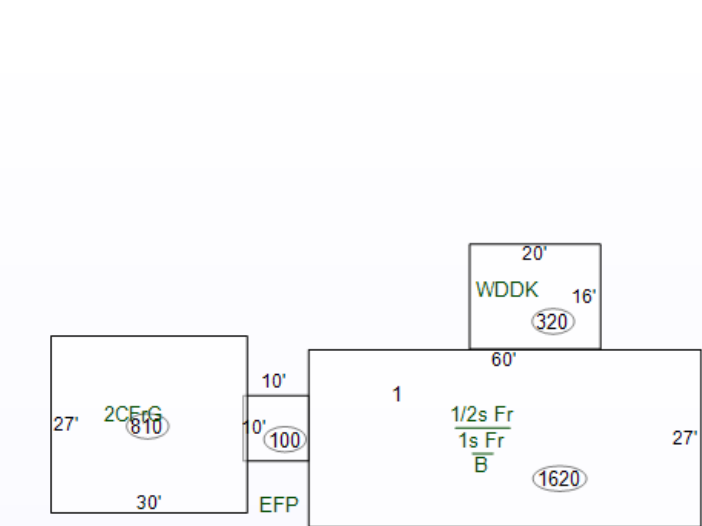
Dining Rooms1

Family Rooms0

Total Rooms7

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1620	1620	\$142,100
2				
3				
4				
1/4				
1/2	1Fr	1620	0	\$55,100
3/4				
Attic				
Bsmt		1620	0	\$47,600
Crawl				
Slab				

Total Base			\$244,800
Adjustments			\$244,800
Unfin Int (-)			1/2:1620 (\$27,100)
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			1/2:1620 (\$2,000)
A/C (+)			1:1620 \$5,000
No Elec (-)			\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800 \$4,000
Spec Plumb (+)			\$0
Elevator (+)			\$0

Specialty Plumbing		
Description	Count	Value

Sub-Total, One Unit			\$224,700
Sub-Total, 1 Units			
Exterior Features (+)			\$16,100 \$240,800
Garages (+) 810 sqft			\$30,400 \$271,200
Quality and Design Factor (Grade)			1.05
Location Multiplier			0.85
Replacement Cost			\$242,046

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 1/2	Wood Fr	C+1	2004	2004	21	A		0.85		4,860 sqft	\$242,046	22%	\$188,800	25%	100%	1.160	1.000	100.00	0.00	0.00	\$164,300
2: Type 3 Barn	1	T3AW	C	2004	2004	21	F	\$17.39	0.85		32' x 56' x 14'	\$26,482	45%	\$14,570	25%	100%	1.160	1.000	100.00	0.00	0.00	\$12,700