

89-05-12-000-211.000-020		HOUSE, KENT E & SANDRA A J		W E OLER RD		100, Vacant Land								JEFFERSON-114112 (011)/		1/2	
General Information		Ownership		Transfer of Ownership												Notes	
Parcel Number 89-05-12-000-211.000-020		HOUSE, KENT E & SANDRA A JOINT 7307 MANNING RD ECONOMY, IN 47339		Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	7/29/2021 Misc: 2022 GENERAL REVALUATION						
Local Parcel Number 16-12-000-211.000-11				11/07/2022	HOUSE, KENT E & SA	2022010976	WD	/		I							
				05/10/2021	HOUSE, KENT E & SA	2021004711	QC	/		I							
				05/23/2016	HOUSE, KENT E	2016004039	TD	/		I							
				10/31/2014	HOUSE, FRED A & R	2014008184	AF	/		I							
				09/20/2012	HOUSE, FRED A & R	2012007989	QC	/		I							
				01/01/1900	HOUSE, FRED A & R	2012007989	QC	/		I							
Tax ID: 011-00317-00		Legal PT NE 12-17-12 42.966A SUBJ TO 12.72A FOREST LAND		Agricultural													
Routing Number				Valuation Records (Work In Progress values are not certified values and are subject to change)													
Property Class 100 Vacant Land		2025	Assessment Year	2025	2024	2023	2022	2021									
Year: 2025		WIP	Reason For Change	AA	AA	AA	AA	AA									
Location Information		02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021									
County WAYNE		Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod									
Township JEFFERSON TOWNSHIP		1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000									
			Notice Required	☐	☐	☐	☐	☐									
District 020 (Local 011) JEFFERSON TOWNSHIP		\$51,400	Land	\$51,400	\$49,100	\$40,900	\$32,300	\$27,800									
		\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0									
School Corp 8305 NETTLE CREEK		\$51,400	Land Non Res (2)	\$51,400	\$49,100	\$40,900	\$32,300	\$27,800									
		\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0									
Neighborhood 114112-011 JEFFERSON-114112 (011)		\$0	Improvement	\$0	\$0	\$0	\$0	\$0									
		\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0									
		\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0									
		\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0									
Section/Plat 1612000		\$51,400	Total	\$51,400	\$49,100	\$40,900	\$32,300	\$27,800									
		\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0									
Location Address (1) W E OLER RD HAGERSTOWN, IN 47346		\$51,400	Total Non Res (2)	\$51,400	\$49,100	\$40,900	\$32,300	\$27,800									
		\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0									
Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')																	
Zoning	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		
	21	A	CRB	0	9.310000	0.89	\$17.24	\$15	\$140	-100%	1.0000	0.00	100.00	0.00	\$00		
Subdivision	21	A	MNB	0	3.410000	0.89	\$17.24	\$15	\$51	-100%	1.0000	0.00	100.00	0.00	\$00		
	4	A	CRB	0	5.130000	0.89	\$2,390	\$2,127	\$10,912	0%	1.0000	0.00	100.00	0.00	\$10,910		
Lot	4	A	MNB	0	11.646000	0.89	\$2,390	\$2,127	\$24,771	0%	1.0000	0.00	100.00	0.00	\$24,770		
	4	A	SUC3	0	8.410000	0.68	\$2,390	\$1,625	\$13,666	0%	1.0000	0.00	100.00	0.00	\$13,670		
Market Model N/A	5	A	SUC3	0	1.110000	0.68	\$2,390	\$1,625	\$1,804	-60%	1.0000	0.00	100.00	0.00	\$720		
	6	A	SUC3	0	3.510000	0.68	\$2,390	\$1,625	\$5,704	-80%	1.0000	0.00	100.00	0.00	\$1,140		
	82	A		0	0.440000	1.00	\$2,390	\$2,390	\$1,052	-100%	1.0000	0.00	100.00	0.00	\$00		
Land Computations																	
Calculated Acreage 42.97																	
Actual Frontage 0																	
Developer Discount ☐																	
Parcel Acreage 42.97																	
81 Legal Drain NV 0.00																	
82 Public Roads NV 0.44																	
83 UT Towers NV 0.00																	
9 Homesite 0.00																	
91/92 Acres 0.00																	
Total Acres Farmland 42.53																	
Farmland Value \$51,210																	
Measured Acreage 42.53																	
Avg Farmland Value/Acre 1204																	
Value of Farmland \$51,200																	
Classified Total \$219																	
Farm / Classified Value \$51,400																	
Homesite(s) Value \$0																	
91/92 Value \$0																	
Supp. Page Land Value																	
CAP 1 Value \$0																	
CAP 2 Value \$51,400																	
CAP 3 Value \$0																	
Total Value \$51,400																	
Printed Tuesday, April 29, 2025		Review Group 2030		Data Source Aerial		Collector 06/10/2021 jf		Appraiser 07/29/2021 en									

