

89-05-12-000-321.000-020

General Information

Parcel Number
89-05-12-000-321.000-020

Local Parcel Number
16-12-000-321.000-11

Tax ID:
011-00161-00

Routing Number

HOUSE, KENT E & SANDRA A J

Ownership

HOUSE, KENT E & SANDRA A JOINT
7307 MANNING RD
ECONOMY, IN 47339

Legal

LOT 1 FRED A HOUSE 2ND SUB DIV 1.485A

Property Class 541

RENTAL

Mobile or Manufactured Home - Un

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
1612000

Location Address (1)
14232 OLIVE BRANCH RD
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography

Flood Hazard

Public Utilities

ERA

Electricity

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed

Tuesday, April 29, 2025

Review Group

2030

14232 OLIVE BRANCH RD

541, Mobile or Manufactured Home - Un

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

11/07/2022

HOUSE, KENT E & SA

2022010976

WD

/

05/10/2021

HOUSE, KENT E & SA

2021004711

QC

/

10/31/2014

HOUSE, KENT E

2014008184

AF

/

10/22/2014

HOUSE, KENT E SUB

2014007856

TD

/

09/20/2012

HOUSE, FRED A & R

2012007989

QC

/

01/01/1900

HOUSE, FRED

2012007989

QC

/

Res

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

Other (external)

Valuation Method

Other (external)

Other (external)

Other (external)

Other (external)

Other (external)

1.0000

Equalization Factor

1.0000

1.0000

1.0000

1.0000

1.0000

Notice Required

\$16,900

Land

\$16,900

\$16,900

\$16,900

\$16,900

\$16,900

\$0

Land Res (1)

\$0

\$0

\$0

\$0

\$0

\$15,200

Land Non Res (2)

\$15,200

\$15,200

\$15,200

\$15,200

\$15,200

\$1,700

Land Non Res (3)

\$1,700

\$1,700

\$1,700

\$1,700

\$1,700

\$15,000

Improvement

\$15,000

\$15,000

\$15,000

\$16,200

\$16,200

\$0

Imp Res (1)

\$0

\$0

\$0

\$0

\$0

\$15,000

Imp Non Res (2)

\$15,000

\$15,000

\$15,000

\$16,200

\$16,200

\$0

Imp Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$31,900

Total

\$31,900

\$31,900

\$31,900

\$33,100

\$33,100

\$0

Total Res (1)

\$0

\$0

\$0

\$0

\$0

\$30,200

Total Non Res (2)

\$30,200

\$30,200

\$30,200

\$31,400

\$31,400

\$1,700

Total Non Res (3)

\$1,700

\$1,700

\$1,700

\$1,700

\$1,700

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

0.490000

1.00

\$4,500

\$4,500

\$2,205

0%

1.0000

0.00

100.00

0.00

\$2,210

Notes

2/10/2023 Misc: 2023: REMOVE DETACHED GARAGE PER FIELD CHECK 02/07/2023

Land Computations

Calculated Acreage

1.49

Actual Frontage

0

Developer Discount

Parcel Acreage

1.49

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

0.49

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

\$2,200

Supp. Page Land Value

CAP 1 Value

\$19,400

CAP 2 Value

\$2,200

CAP 3 Value

\$0

Total Value

\$21,600

General Information

Occupancy

Single-Family

Description

MH / SKIRTING

Story Height

1

Style

N/A

Finished Area

784 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 Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

2

Living Rooms

1

Dining Rooms

0

Family Rooms

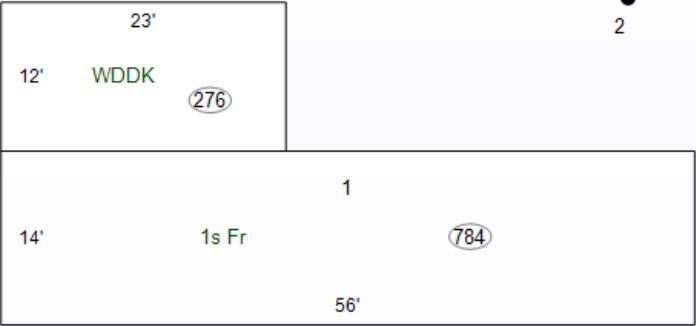
0

Total Rooms

5

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	784	784	\$86,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
				Total Base	\$86,500
Adjustments				1 Row Type Adj. x 1.00	\$86,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$86,500
				Sub-Total, 1 Units	
Exterior Features (+)				\$5,900	\$92,400
Garages (+) 0 sqft				\$0	\$92,400
Quality and Design Factor (Grade)				0.70	
Location Multiplier				0.85	
				Replacement Cost	\$54,978

Description	Area	Value
Wood Deck	276	\$5,900

Specialty Plumbing		
Description	Count	Value

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: MH / SKIRTING	1	Wood Fr	D-1	1989	1989	36	A		0.85		784 sqft	\$54,978	34%	\$36,290	40%	100%	1.160	1.000	0.00	100.00	0.00	\$25,300
2: Utility Shed	1	SV	D	2000	2000	25	F		0.85		8'x10'		60%		0%	100%	1.160	1.000	100.00	0.00	0.00	\$0