

89-05-12-000-436.000-020

SHEPHERD, RANDALL K

7374 MC CULLOUGH RD

101, Cash Grain/General Farm

JEFFERSON-114112 (011)/

1/2

General Information

Parcel Number 89-05-12-000-436.000-020
Local Parcel Number 16-12-000-436.000-11

Tax ID: 011-00131-00

Routing Number

Property Class 101 RENTAL
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 1612000
Location Address (1) 7374 MC CULLOUGH RD HAGERSTOWN, IN 47346

Ownership

SHEPHERD, RANDALL K
7374 MC CULLOUGH RD
HAGERSTOWN, IN 473469718

Legal

E M D SE 12-17-12 8.957A

Transfer of Ownership

Date 01/01/1900 Owner SHEPHERD, RANDAL Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/5/2021 Misc: 2022: GENERAL REVALUATION



Agricultural

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

Table with 7 columns: Year, Assessment Year, 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 Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Zoning

Subdivision

Lot

Market Model

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

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 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. Contains rows for various land parcels.

Data Source Aerial

Collector 07/13/2021 jf

Appraiser 10/05/2021 en

Total Value \$25,000

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1320 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	352	\$15,600
Patio, Concrete	336	\$2,400

**Plumbing**

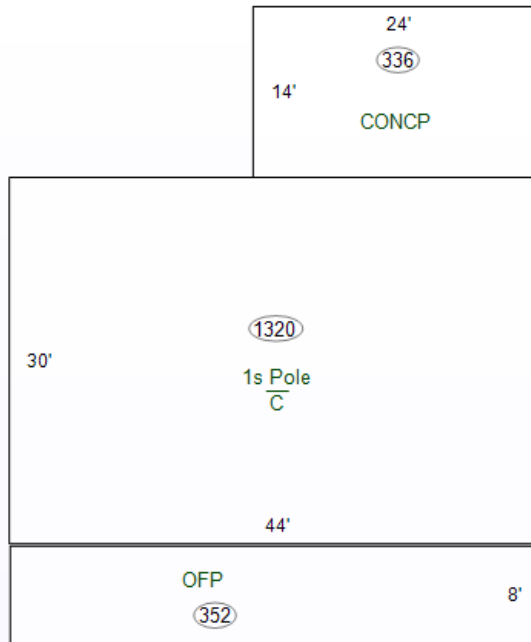
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
3		
2		
4		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1PI	1320	1320	\$125,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1320	0	\$8,900	
Slab					

**Total Base** \$134,400  
**Adjustments 1 Row Type Adj. x 1.00** \$134,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1320	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$141,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,000	\$159,200
Garages (+) 0 sqft	\$0	\$159,200
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$142,086</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	1	Pole	C+1	2005	2005	20	A		0.85		1,320 sqft	\$142,086	20%	\$113,670	0%	100%	1.160	1.000	100.00	0.00	0.00	\$131,900
2: Detached Garage/Boat H	1	Pole	C	2005	2005	20	A	\$20.99	0.85	\$17.84	40'x48'	\$34,256	20%	\$27,400	0%	100%	1.160	1.000	100.00	0.00	0.00	\$31,800
3: Type 3 Barn	1	T3AW	C	1991	1991	34	A	\$17.90	0.85		32' x 50' x 14'	\$19,760	55%	\$8,890	0%	100%	1.000	1.000	100.00	0.00	0.00	\$8,900
4: Type 3 Barn	1	T3AW	C	2008	2008	17	A	\$28.77	0.85		14' x 18' x 8'	\$5,229	35%	\$3,400	0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,400