

General Information

Parcel Number 89-05-13-000-103.002-020
Local Parcel Number 16-13-000-103.020-11

Tax ID: 011-00342-02

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 1613000

Location Address (1) 6645 N STATE RD 1 HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

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

Ownership

CONWELL, CHRISTOPHER T & TAM
6645 N STATE RD 1
HAGERSTOWN, IN 47346

Legal

PT NW SEC 13-17-12 6.912A TRACT #4 & 6.956A TRACT #3 ALL CLASSIFIED WILDLIFE RIPARIAN EX 2.43A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Market Model

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Transfer of Ownership

Date 01/01/1900 Owner CONWELL, CHRISTO

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I

Agricultural

Notes

10/26/2022 Misc: 2023 PERMIT# 4348 ADD NEW POLE BARN PER F/C 10-24-22
9/21/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Table with columns for various land computation metrics: 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.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 3330 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	120	\$7,500
Porch, Open Frame	294	\$14,000
Wood Deck	280	\$5,900

**Plumbing**

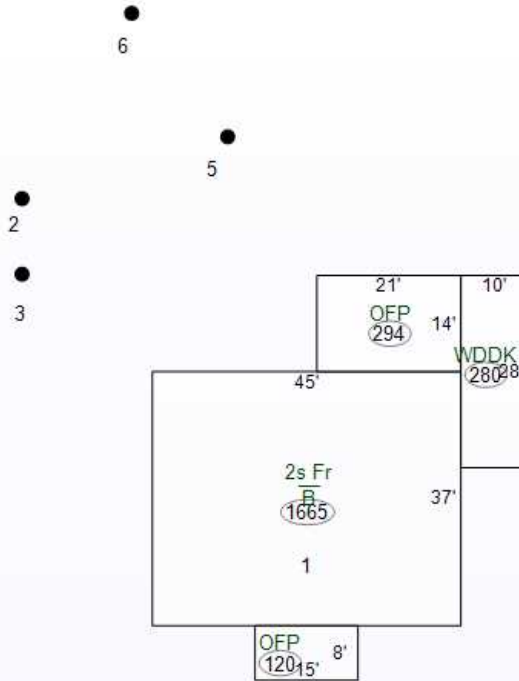
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>6</b>	<b>13</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>10</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1665	1665	\$145,600	
2	1Fr	1665	1665	\$75,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1665	0	\$48,700	
Crawl					
Slab					

**Total Base** \$269,800

**Adjustments** 1 Row Type Adj. x 1.00 \$269,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1665 2:1665 \$8,500
No Elec (-)	\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800 \$6,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$289,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$27,400	\$316,600
Garages (+) 0 sqft	\$0	\$316,600
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

**Replacement Cost** \$282,566

**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	2	Wood Fr	C+1	1997	1997	28	G		0.85		4,995 sqft	\$282,566	22%	\$220,400	0%	100%	1.160	1.000	100.00	0.00	0.00	\$255,700
2: Canopy- Shed Type	1		C	2006	2006	19	A		0.85		12'x36'	\$2,465	18%	\$2,020	0%	100%	1.160	1.000	100.00	0.00	0.00	\$2,300
3: Detached Garage/Boat H	1	Wood Fr	C	1999	1999	26	A	\$36.00	0.85	\$30.60	24'x36'	\$26,438	24%	\$20,090	0%	100%	1.160	1.000	100.00	0.00	0.00	\$23,300
4: Type 3 Barn	1	T3AW	C	2022	2022	3	A	\$19.80	0.85		30' x 36' x 18'	\$16,177	10%	\$14,560	0%	100%	1.000	1.000	100.00	0.00	0.00	\$14,600
5: Utility Shed	1	SV	C	1998	1998	27	A		0.85		8'x10'		60%		0%	100%	1.160	1.000	100.00	0.00	0.00	\$0
6: Utility Shed	1	SV	C	2013	2013	12	A		0.85		8'x12'		35%		0%	100%	1.160	1.000	0.00	100.00	0.00	\$0