

General Information

Parcel Number 89-05-22-100-105.000-020
Local Parcel Number 16-22-100-105.000-11

Tax ID: 011-00133-00

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 1622100
Location Address (1) 600 W MAIN ST HAGERSTOWN, IN 47346

Ownership

HENDERSON, LEONARD C & GRACE
P O BOX 46
HAGERSTOWN, IN 47346

Legal

PT NW QTR SEC 22-17-12 21.82A

Transfer of Ownership

Date 01/01/1900 Owner HENDERSON, LEON
Doc ID CO Code Book/Page Adj Sale Price V/I

Notes

9/16/2021 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 (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Valuation (Land, Improvement, Total, etc.)

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

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 07/12/2021 jf

Appraiser 09/16/2021 lp

Land Computations

Table with 2 columns: Description (Calculated Acreage, Actual Frontage, etc.) and Value (21.82, 0, etc.)

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 2336 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 Masonry	224	\$11,300
Wood Deck	384	\$7,500

**Plumbing**

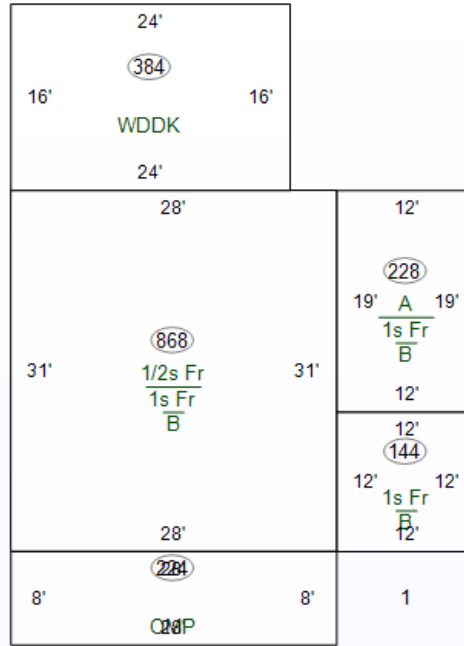
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing	5	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1240	1240	\$121,000	
2				
3				
4				
1/4				
1/2 1Fr	868	868	\$38,100	
3/4				
Attic	228	228	\$8,800	
Bsmt	1240	0	\$40,400	
Crawl				
Slab				

**Total Base** \$208,300

**Adjustments** 1 Row Type Adj. x 1.00 \$208,300

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** \$208,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,800	\$227,100
Garages (+) 0 sqft	\$0	\$227,100
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$193,035</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 1/2	Wood Fr	C	1920	1965	60 A		0.85		3,576 sqft	\$193,035	40%	\$115,820	0%	100%	1.160	1.000	100.00	0.00	0.00	\$134,400
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105 A	\$33.17	0.85	\$28.19	32'x37'	\$33,382	45%	\$18,360	0%	100%	1.160	1.000	100.00	0.00	0.00	\$21,300
3: Lean-to	1	Earth Flo	D	1920	1920	105 P	\$5.58	0.85		18'x40' x 9'	\$2,732	80%	\$550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
4: Poultry House	1	SV	C	1920	1920	105 A		0.85		20'x40'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$100
5: Type 2 Barn	2		C	1920	1920	105 F	\$49.00	0.85		40' x 77' x 20'	\$105,177	70%	\$31,550	50%	100%	1.000	1.000	0.00	0.00	100.00	\$15,800