

General Information

Parcel Number 89-05-22-220-306.000-021
Local Parcel Number 16-22-220-306.000-26

Tax ID: 026-00104-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township JEFFERSON TOWNSHIP

District 021 (Local 026)
HAGERSTOWN TOWN

School Corp 8305
NETTLE CREEK

Neighborhood 264114-026
JEFFERSON-264114 (026)

Section/Plat 1622220

Location Address (1)
454 N WASHINGTON ST
HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

BRIAR, MICHAEL DUANE & SHERRI
454 N WASHINGTON ST
HAGERSTOWN, IN 47346

Legal

PT NE SEC 22-17-12 & PT NW SEC 23-17-12
0.219A - PT NE SEC 22-17-12 0.921A



Transfer of Ownership

Date 01/01/1900 Owner BRIAR, MICHAEL DU
Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/8/2021 Misc: 2022: GENERAL REVALUATION

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 (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$27,000), Land Res (1) (\$25,400), Land Non Res (2) (\$1,600), Land Non Res (3) (\$0), Improvement (\$96,900), Imp Res (1) (\$96,900), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$123,900), Total Res (1) (\$122,300), Total Non Res (2) (\$1,600), Total Non Res (3) (\$0)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with 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

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (1.14), Actual Frontage (71), Developer Discount, Parcel Acreage (1.14), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (1.14), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$25,400), CAP 2 Value (\$1,600), CAP 3 Value (\$0), Total Value (\$27,000)

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1382 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	184	\$9,200
Wood Deck	140	\$3,700
Wood Deck	273	\$5,900

Plumbing

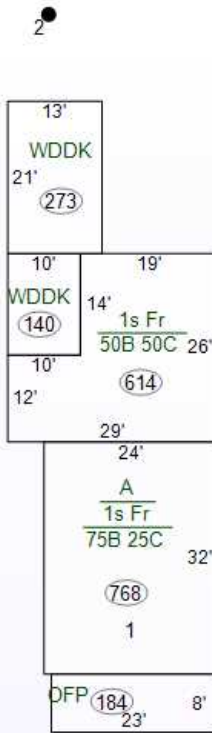
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1382	1382	\$127,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		768	0	\$7,500	
Bsmt		883	0	\$32,100	
Crawl		499	0	\$5,700	
Slab					

Total Base \$173,200
Adjustments 1 Row Type Adj. x 1.00 \$173,200

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 \$173,200

Sub-Total, 1 Units

Exterior Features (+)	\$18,800	\$192,000
Garages (+) 0 sqft	\$0	\$192,000
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$138,720

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	Wood Fr	D+1	1900	1960	65	A		0.85		3,033 sqft	\$138,720	47%	\$73,520	0%	100%	1.090	1.000	100.00	0.00	0.00	\$80,100
2: Type 3 Barn	1	T3AW	C	2007	2007	18	A	\$17.90	0.85		40' x 40' x 12'	\$23,695	35%	\$15,400	0%	100%	1.090	1.000	100.00	0.00	0.00	\$16,800