

89-05-22-240-412.000-021

SHEPHERD, CHRISTOPHER & K

110 W NORTH MARKET ST

510, 1 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/

1/2

General Information

Parcel Number 89-05-22-240-412.000-021
Local Parcel Number 16-22-240-412.000-26

Tax ID: 026-00660-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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 1622240

Location Address (1)
110 W NORTH MARKET ST
HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

SHEPHERD, CHRISTOPHER & KATIN
110 W NORTH MARKET ST
HAGERSTOWN, IN 47346

Legal

LOT 13 BLK 25 LOT 12 BLK 25 EXC 33 1/3 FT OFF
ENT W SIDE & 17 FT VAC ST



Transfer of Ownership

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

Notes

10/6/2021 Misc: 2022 GENERAL REVALUATION
6/16/2021 Misc: 2021 APPEAL DECISION: PLACE
IN REHAB STATUS 06-16-2021

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, 06/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), and (3).

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 (Calculated Acreage, Actual Frontage, etc.) and Value (0.22, 66, etc.).

Data Source Owner

Collector 06/16/2021 ts

Appraiser 06/16/2021 ts

Total Value \$20,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1760 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
Patio, Concrete	204	\$1,500
Porch, Open Frame	420	\$17,200
Wood Deck	144	\$3,700
Porch, Enclosed Frame	120	\$10,600
Wood Deck	128	\$3,300

Plumbing

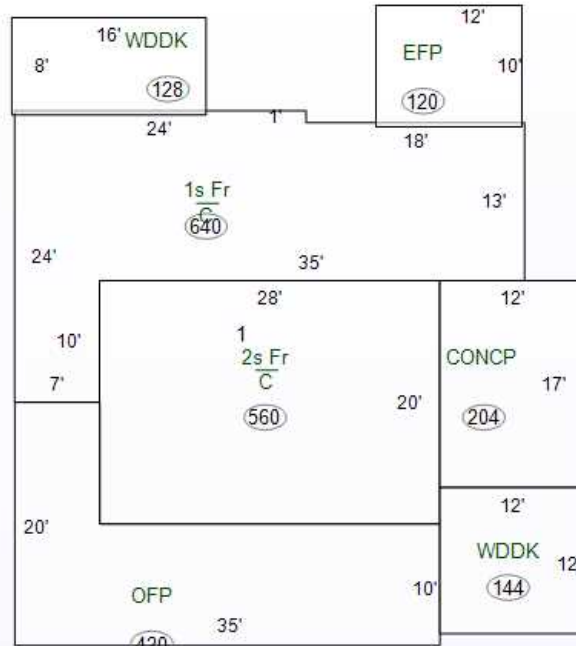
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1200	1200	\$117,700	
2	1Fr	560	560	\$37,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1200	0	\$8,400	
Slab					

Total Base \$163,100

Adjustments 1 Row Type Adj. x 1.00 \$163,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	2:560	(\$1,300)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$1,700
Elevator (+)		\$0

Sub-Total, One Unit \$163,500

Sub-Total, 1 Units

Exterior Features (+)	\$36,300	\$199,800
Garages (+) 0 sqft	\$0	\$199,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$152,847

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	SV	D+2	1918	1923	102	F		0.85			1,760 sqft		65%		40%	100%	1.090	1.000	100.00	0.00	0.00	\$23,100
2: Detached Garage/Boat H	1	SV	C	1918	1968	57	A		0.85			20'x24'		40%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$6,400