

89-05-22-400-404.000-020

General Information

Parcel Number
89-05-22-400-404.000-020

Local Parcel Number
16-22-400-404.000-11

Tax ID:
011-00037-00

Routing Number

Property Class 199
Other Agricultural Use

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
1622400

Location Address (1)
15555 TURNPIKE RD
HAGERSTOWN, IN 47346

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2030

BENEDICT, DONALD LEON II

Ownership

BENEDICT, DONALD LEON II
148 E PARKWAY DR
HAGERSTOWN, IN 47346

Legal

PT W 1/2 SE 22-17-12 2.226A



15555 TURNPIKE RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/21/2016	BENEDICT, DONALD	2016008614	WD	/		I
01/01/1900	BENEDICT, DONALD	2016008614	WD	/		I

Legal

PT W 1/2 SE 22-17-12 2.226A

Agricultural

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	APP DECISION
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/26/2023	04/20/2023	08/19/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$2,000	Land	\$2,000	\$1,900	\$1,600	\$1,600	\$1,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$2,000	Land Non Res (2)	\$2,000	\$1,900	\$1,600	\$1,600	\$1,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$18,400	Improvement	\$18,400	\$18,800	\$18,800	\$15,100	\$18,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$18,400	Imp Non Res (3)	\$18,400	\$18,800	\$18,800	\$15,100	\$18,000
\$20,400	Total	\$20,400	\$20,700	\$20,400	\$16,700	\$19,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$2,000	Total Non Res (2)	\$2,000	\$1,900	\$1,600	\$1,600	\$1,300
\$18,400	Total Non Res (3)	\$18,400	\$18,800	\$18,800	\$15,100	\$18,000

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

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
5	A		0	2.126	1.00	\$2,390	\$2,390	\$5,081	-60%	1.0000	0.00	100.00	0.00	\$2,030
82	A	GE	0	0.100000	1.02	\$2,390	\$2,438	\$244	-100%	1.0000	0.00	100.00	0.00	\$00

JEFFERSON-114112 (011)/ 1/2

Notes

8/19/2022 Misc: 2022 APPEAL DECISION BASED UPON SITE VISIT

Land Computations

Calculated Acreage	2.23
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.23
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	2.13
Farmland Value	\$2,030
Measured Acreage	2.13
Avg Farmland Value/Acre	955
Value of Farmland	\$2,030
Classified Total	\$0
Farm / Classified Value	\$2,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$2,000
CAP 3 Value	\$0
Total Value	\$2,000

General Information

Occupancy

Barn, Bank & Flat (T2)

Description

Barn, Bank & Flat (T2)

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

Location Multiplier

0.85

Replacement Cost

\$61,363

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Barn, Bank & Flat (T2)	1		D	1930	1960	65	F	\$30.58	0.85		55' x 60' x 8'	\$61,363	70%	\$18,410	0%	100%	1.000	1.000	0.00	0.00	100.00	\$18,400

Total all pages

\$18,400

Total this page

\$18,400