

89-05-22-420-601.000-021

HICKS, CAMERON

199 W MADISON ST

531, 3 Family Dwell - Unplatted (0 to 9.9

JEFFERSON-264114 (026)/

1/2

General Information

Parcel Number 89-05-22-420-601.000-021
Local Parcel Number 16-22-420-601.000-26

Tax ID: 026-00505-00

Routing Number

Property Class 531 RENTAL
3 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 1622420

Location Address (3) 199 W MADISON 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

HICKS, CAMERON
199 W MADISON ST
HAGERSTOWN, IN 47346

Legal

PT LOT 1 SE SEC 22-17-12 0.17A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 10/19/2022 and 01/01/1900.

Notes

2/10/2023 Misc: 2023 SALES REVIEW - APPLIED INCOME APPROACH

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2025, 2024, 2023, 2022, 2021.

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: Description, Value. Rows include 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.

Data Source External Only

Collector 02/07/2023 ts

Appraiser 02/07/2023 df

General Information

Occupancy	Triplex
Description	Triplex
Story Height	2
Style	N/A
Finished Area	3308 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Stoop, Masonry	210	\$4,400
Stoop, Masonry	128	\$3,500
Balcony	196	\$3,700

Plumbing

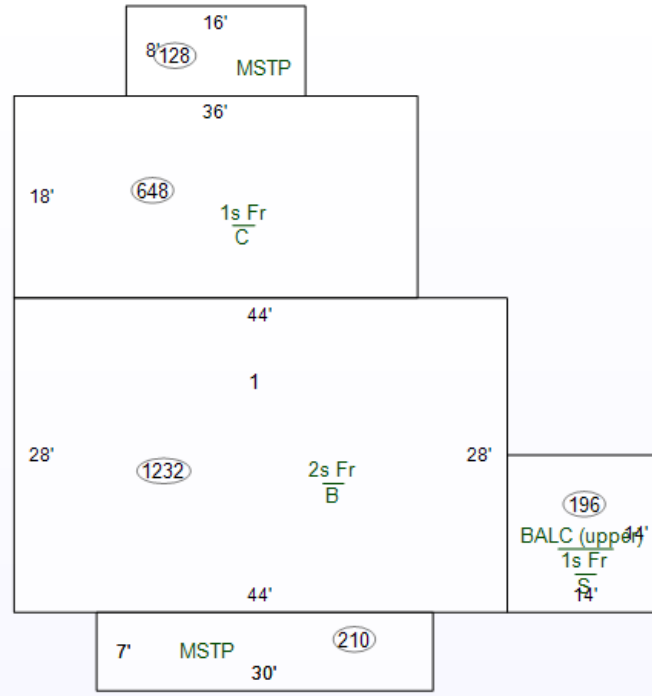
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	3	3
Water Heaters	3	3
Add Fixtures	0	0
Total	9	15

Accommodations

Bedrooms	6
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	15

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2076	2076	\$171,200	
2	1Fr	1232	1232	\$59,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1232	0	\$39,800	
Crawl		648	0	\$6,400	
Slab		196	0	\$0	
Total Base				\$277,000	

Adjustments

3 Row Type Adj. x 1.00		\$277,000
Unfin Int (-)		\$0
Ex Liv Units (+)	C:2	\$17,600
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	15 - 15 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$299,100
Sub-Total, 1 Units		
Exterior Features (+)	\$11,600	\$310,700
Garages (+) 0 sqft	\$0	\$310,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$264,095

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: Triplex	2	Wood Fr	C	1925	1975	50	A			0.85		4,540 sqft	\$264,095	35%	\$171,660	10%	100%	1.090	1.000	100.00	0.00	0.00	\$168,400
2: Detached Garage/Boat H	1	Concrete	C	1925	1925	100	A		\$41.44	0.85	\$35.22	20'x30'	\$21,134	45%	\$11,620	0%	100%	1.090	1.000	100.00	0.00	0.00	\$12,700