

89-05-23-110-407.000-021

SCHAEFFER, TIMOTHY P & EMI

449 N WASHINGTON ST

510, 1 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/

1/2

General Information

Parcel Number 89-05-23-110-407.000-021
Local Parcel Number 16-23-110-407.000-26
Tax ID: 026-00686-00
Routing Number

Ownership

SCHAEFFER, TIMOTHY P & EMILY
14622 CRULL RD
HAGERSTOWN, IN 47346

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/17/2019 to 01/01/1900.

Legal

HAGERSTOWN REALTY CO REALTY OF
GRANDVIEW LOT 4 BLK 50 & 5 FT S PT LOT 5
BLK 50

Notes

10/8/2021 Misc: 2022: GENERAL REVALUATION
10/19/2017 Misc: ADD 1 PLUMBING FIXTURE,
CHANGE CONSTRUCTION TYPE TO 92, ADD AC,
CHANGE DET GAR TO CONC BLOCK
CONSTRUCTION, ADJUST SKETCH AND ADD EFP
PER SALES DISCLOSURE F/C 10/10/17

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

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 1623110
Location Address (1) 449 N WASHINGTON ST
HAGERSTOWN, IN 47346

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

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

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

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.

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 07/28/2021 lp

Appraiser 10/08/2021 en

Total Value \$18,600

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1046 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
Wood Deck	177	\$4,100
Porch, Enclosed Frame	144	\$11,600

**Plumbing**

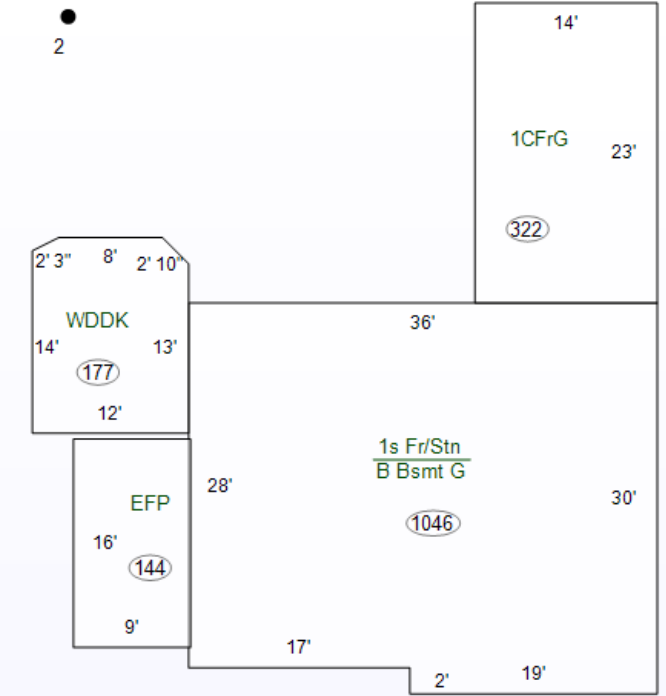
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	4	6

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1046	1046	\$112,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1046	0	\$35,800	
Crawl					
Slab					

**Total Base** \$147,800  
**Adjustments** 1 Row Type Adj. x 1.00 \$147,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1046 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$152,400
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$15,700 \$168,100
Garages (+) 522 sqft	\$18,500 \$186,600
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.85
<b>Replacement Cost</b>	\$150,680

**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	2/6 Maso	C-1	1945	1945	80 G		0.85		2,092 sqft	\$150,680	40%	\$90,410	10%	100%	1.090	1.000	100.00	0.00	0.00	\$88,700
2: Detached Garage/Boat H	1	Concrete	C	1985	1985	40 A	\$43.71	0.85	\$37.15	20'x24'	\$17,834	28%	\$12,840	0%	100%	1.090	1.000	100.00	0.00	0.00	\$14,000