

General Information

Parcel Number 89-05-23-110-415.000-021
Local Parcel Number 16-23-110-415.000-26
Tax ID: 026-00659-00
Routing Number

Ownership

SHAUL, ELEANA & KASEN NATHANI
400 N PLUM ST
HAGERSTOWN, IN 47346
Legal
E 1/2 LOT 10 BLK 50 GRANDVIEW ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/09/2024 to 01/01/1900.

Notes

11/1/2024 Sales Disclosure: 2025 SALES REVIEW 10-30-2024

Property Class 510
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) 400 N PLUM ST HAGERSTOWN, IN 47346

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). 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. Row shows values for F, F, 61, 61x58, 0.67, \$301, \$202, \$12,322, 0%, 1.0000, 100.00, 0.00, 0.00, \$12,320.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 09/06/2024

Sale

Appraiser 09/09/2024 jb

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.08), Actual Frontage (61), Developer Discount, Parcel Acreage (0.08), 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 (0.08), 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 (\$12,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 832 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

Plumbing

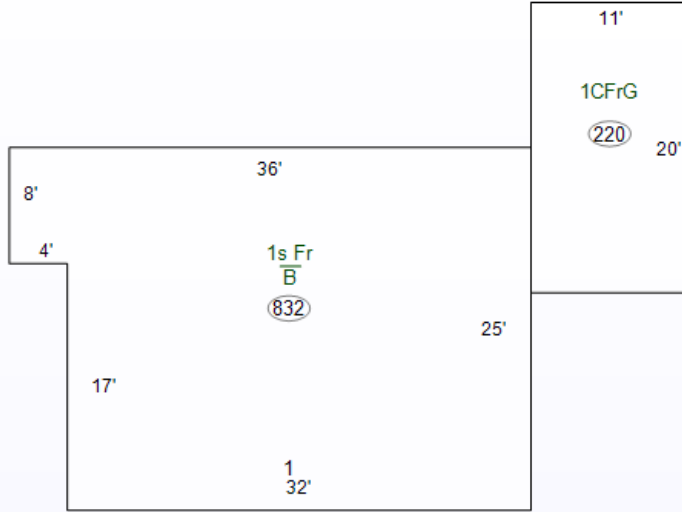
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	832	832	\$90,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		832	0	\$31,100	
Crawl					
Slab					

Total Base \$121,700

Adjustments 1 Row Type Adj. x 1.00 \$121,700

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 \$121,700

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$121,700
Garages (+) 220 sqft	\$11,300	\$133,000
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$96,093

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	1	Wood Fr	D+1	1940	1990	35	G			0.85		1,664 sqft	\$96,093	26%	\$71,110	0%	100%	1.090	1.000	100.00	0.00	0.00	\$77,500