89-05-23-110-415.000-021 | **MC ALLISTER, DOUGLAS J** | **400 N PLUM ST** | **510, 1 Family Dwell - Platted Lot** | **JEFFERSON-264114 (026)/**

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

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2026

Ownership

MC ALLISTER, DOUGLAS J
400 N PLUM ST
HAGERSTOWN, IN 47346

Legal

E 1/2 LOT 10 BLK 50 GRANDVIEW ADDN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/21/2021	MC ALLISTER, DOUG	2021009384	WD	/	$75,000	I
06/27/2017	BLEVINS, CHARLES	2017005048	WD	/	$16,500	I
05/27/2016	WINDGATE PROPER	2016004235	TS	/	$5,800	I
01/01/1900	SHELTON, SHILOH W	2016004235	TS	/	$5,800	I

Notes

9/20/2021 Misc: 2022: GENERAL REVALUATION

10/11/2017 Misc: CHANGE SFD COND TO FAIR, ADD ELECTRIC PER SALES DISCLOSURE F/C 10/10/17

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$9,800	**Land**	**$9,800**	**$9,800**	**$9,800**	**$9,800**	**$9,800**
$9,800	Land Res (1)	$9,800	$9,800	$9,800	$9,800	$9,800
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$55,400	**Improvement**	**$55,400**	**$53,500**	**$28,000**	**$27,500**	**$27,500**
$55,400	Imp Res (1)	$55,400	$53,500	$28,000	$27,500	$27,500
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$65,200	**Total**	**$65,200**	**$63,300**	**$37,800**	**$37,300**	**$37,300**
$65,200	Total Res (1)	$65,200	$63,300	$37,800	$37,300	$37,300
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		61	61x58	0.67	$240	$161	$9,821	0%	100%	1.0000	$9,820

Data Source Aerial **Collector** 07/28/2021 jf **Appraiser** 09/20/2021 en

Land Computations

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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$9,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$9,800**

General Information

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

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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

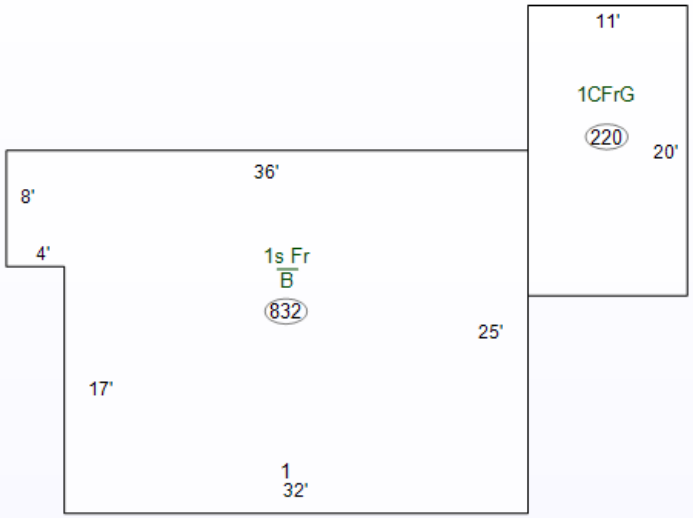
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	832	832	$69,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		832	0	$23,900	
Crawl					
Slab					
				Total Base	$93,600
Adjustments				**1 Row Type Adj. x 1.00**	$93,600
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	$93,600
				Sub-Total, 1 Units	
Exterior Features (+)				$0	$93,600
Garages (+) 220 sqft				$8,700	$102,300
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.87
				Replacement Cost	$75,651

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D+1	1940	1985	38	A		0.87		1,664 sqft	$75,651	34%	$49,930	0%	100%	1.110	1.0000	$55,400

Total all pages $55,400 **Total this page** $55,400