

89-05-23-130-110.000-021

TAYLOR, CHRISTOPHER M

49 E HIGH ST

510, 1 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/

1/2

General Information

Parcel Number
89-05-23-130-110.000-021
Local Parcel Number
16-23-130-110.000-26

Tax ID:
026-00615-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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
1623130

Location Address (1)
49 E HIGH ST
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

TAYLOR, CHRISTOPHER M
49 E HIGH ST
HAGERSTOWN, IN 47346

Legal

50 FT W END LOT 1 BLK 34 50 FT W END LOT 4
BLK 34



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include TAYLOR, CHRISTOPHER M and RICHARDSON, CARO.

Notes

10/5/2021 Misc: 2022: GENERAL REVALUATION

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), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

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: Computation Name, Value. Includes 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 Aerial

Collector 07/28/2021 jf

Appraiser 10/05/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 988 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
Patio, Concrete	100	\$800
Stoop, Masonry	32	\$1,800

Plumbing

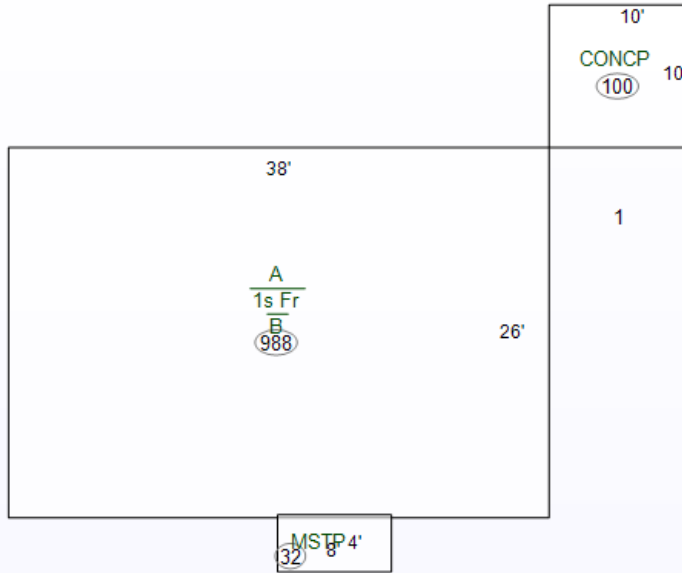
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	988	988	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		988	0	\$8,400	
Bsmt		988	0	\$34,600	
Crawl					
Slab					

Total Base \$148,300

Adjustments 1 Row Type Adj. x 1.00 \$148,300

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 \$148,300

Sub-Total, 1 Units

Exterior Features (+) \$2,600 \$150,900

Garages (+) 0 sqft \$0 \$150,900

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

Replacement Cost \$121,852

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	C-1	1940	1940	85	G		0.85			2,964 sqft	\$121,852	40%	\$73,110	10%	100%	1.090	1.000	100.00	0.00	0.00	\$71,700