

89-05-23-130-123.000-021

NICHOLSON, LELAND D & BEVE

299 N PLUM ST

510, 1 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/

1/2

General Information

Parcel Number 89-05-23-130-123.000-021
Local Parcel Number 16-23-130-123.000-26

Tax ID: 026-00279-00

Routing Number

Property Class 510 RENTAL
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) 299 N PLUM 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

NICHOLSON, LELAND D & BEVERLY
251 N PLUM ST
HAGERSTOWN, IN 47346

Legal

N 1/2 LOT 3 BLK 24 N 1/2 LOT 4 BLK 24

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/13/2011 to 01/01/1900.

Notes

9/20/2021 Misc: 2022: GENERAL REVALUATION



Res

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 valuation 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.

Land Computations

Table with columns: Computation Name, 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 Aerial

Collector 07/28/2021 jf

Appraiser 09/20/2021 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1418 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
Porch, Open Frame	182	\$9,200
Wood Deck	529	\$9,600
Wood Deck	58	\$1,700

Plumbing

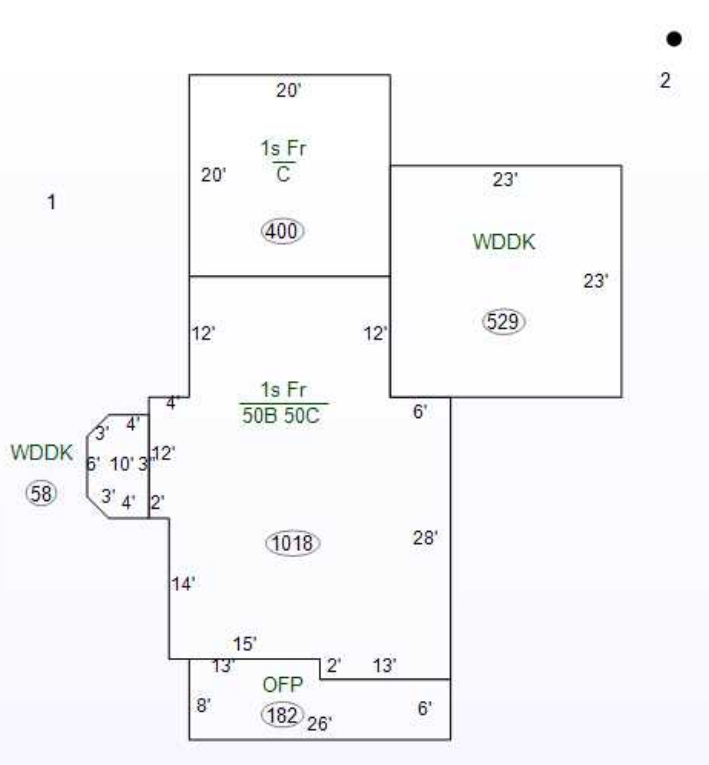
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
WDDK (58)	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1418	1418	\$130,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	509	0	\$24,100	
Crawl	909	0	\$7,200	
Slab				

Total Base \$161,800

Adjustments 1 Row Type Adj. x 1.00 \$161,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1418	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$166,400

Sub-Total, 1 Units

Exterior Features (+) \$20,500 \$186,900

Garages (+) 0 sqft \$0 \$186,900

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$135,035

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	Wood Fr	D+1	1945	1970	55	A		0.85		1,927 sqft	\$135,035	45%	\$74,270	0%	100%	1.090	1.000	100.00	0.00	0.00	\$81,000
2: Detached Garage/Boat H	1	Wood Fr	C	1996	1996	29	A	\$37.41	0.85	\$31.80	28'x28'	\$24,930	24%	\$18,950	0%	100%	1.090	1.000	100.00	0.00	0.00	\$20,700