

89-05-23-130-207.000-021

General Information

Parcel Number
89-05-23-130-207.000-021

Local Parcel Number
16-23-130-207.000-26

Tax ID:
026-00512-00

Routing Number

Property Class 520 RENTAL
2 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)
301 N PERRY ST
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

405 WILLOW GROVE LLC

Ownership

405 WILLOW GROVE LLC
PO BOX 254
CENTERVILLE, IN 47330

Legal

LOT 5 BLK 32

301 N PERRY ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/23/2021	405 WILLOW GROVE	2021008380	WD	/	\$45,000	I
11/07/2019	SARGENT, MICHELLE	2019008778	WD	/	\$40,000	I
01/01/1900	BURNS, DENNIS A		CO	/		I

520, 2 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/ 1/2

Notes

5/18/2023 Appeal: 2023 APPEAL DECISION:
ACCEPT APPRAISAL



Res

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

2025	Assessment Year	2025	2024	2024	2023	2023
WIP	Reason For Change	AA	AG Upd	AA	APP DECISION	AA
03/21/2025	As Of Date	04/22/2025	04/19/2024	04/17/2024	05/18/2023	04/20/2023
Other (external)	Valuation Method	Other (external)	Other (external)	Appraisal (externa	Appraisal (externa	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☒	☐
\$14,100	Land	\$14,100	\$14,100	\$14,100	\$14,100	\$14,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$14,100
\$14,100	Land Non Res (2)	\$14,100	\$14,100	\$14,100	\$14,100	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$35,900	Improvement	\$35,900	\$35,900	\$35,900	\$35,900	\$50,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$50,500
\$35,900	Imp Non Res (2)	\$35,900	\$35,900	\$35,900	\$35,900	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$50,000	Total	\$50,000	\$50,000	\$50,000	\$50,000	\$64,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$64,600
\$50,000	Total Non Res (2)	\$50,000	\$50,000	\$50,000	\$50,000	\$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		62	62x116	0.95	\$301	\$286	\$17,732	0%	1.0000	100.00	0.00	0.00	\$17,730

Land Computations

Calculated Acreage	0.17
Actual Frontage	62
Developer Discount	☐
Parcel Acreage	0.17
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	0.17
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	\$17,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,700

Data Source Owner

Collector 05/18/2023 ts

Appraiser 05/18/2023 ts

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1 1/2

StyleN/A

Finished Area1826 sqft

Make

Floor Finish

☐Earth

☐Tile

☒Slab

☒Carpet

☒Sub & Joist

☒Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☒Plaster/Drywall

☒Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks22

Water Heaters11

Add Fixtures00

Total59

Accommodations

Bedrooms3

Living Rooms1

Dining Rooms1

Family Rooms1

Total Rooms7

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

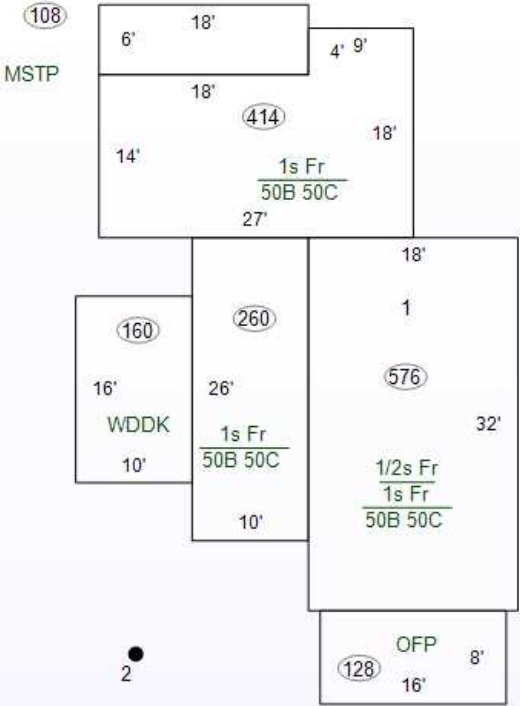
☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Wood Deck	160	\$3,700
Stoop, Masonry	108	\$3,200
Porch, Open Frame	128	\$7,500



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1250	1250	\$121,000	
2					
3					
4					
1/4					
1/2	1Fr	576	576	\$28,900	
3/4					
Attic					
Bsmt		625	0	\$27,100	
Crawl		625	0	\$6,400	
Slab					
				Total Base	\$183,400
Adjustments				1 Row Type Adj. x 1.00	\$183,400
Unfin Int (-)					\$0
Ex Liv Units (+)				C:1	\$8,800
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				9 - 10 = -1 x \$0	(\$800)
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$191,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$14,400	\$205,800
Garages (+) 0 sqft				\$0	\$205,800
Quality and Design Factor (Grade)				0.85	
Location Multiplier				0.85	
				Replacement Cost	\$148,691

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 1/2	Wood Fr	D+1	1934	1964	61 A		0.85		2,451 sqft	\$148,691	47%	\$78,810	30%	100%	1.090	1.000	100.00	0.00	0.00	\$60,100
2: Utility Shed	1	SV	D	1988	1988	37 A		0.85		8'x8'		65%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0