

89-05-23-130-224.000-021

D & A MILLER PROPERTIES LLC

203 N PERRY ST

510, 1 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/

1/2

General Information

Parcel Number 89-05-23-130-224.000-021

Local Parcel Number 16-23-130-224.000-26

Tax ID: 026-00552-00

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) 203 N PERRY ST HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

D & A MILLER PROPERTIES LLC 8094 FRANKLIN RD HAGERSTOWN, IN 47346

Legal

38 FT PERRY ST N 1/2 LOT 5 BLK 23

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer history from 11/21/2018 to 09/26/2016.

Notes

10/7/2021 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. Rows show land data for F and F types.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain 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 1-3 Value, Total Value.

Data Source Aerial

Collector 08/03/2021 jf

Appraiser 10/07/2021 gw

Total Value \$12,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1490 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
Wood Deck	135	\$3,300
Porch, Open Frame	189	\$10,100

Plumbing

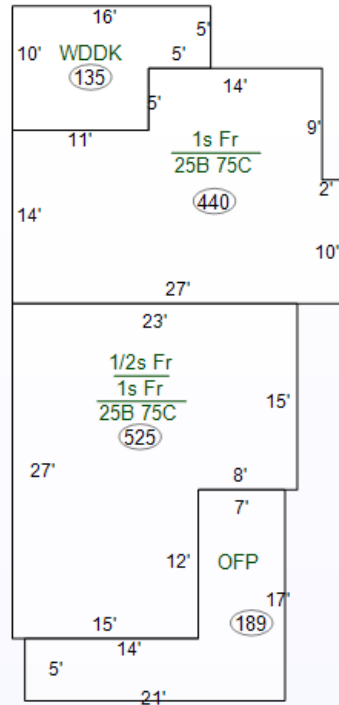
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	965	965	\$103,200	
2					
3					
4					
1/4					
1/2	1Fr	525	525	\$27,100	
3/4					
Attic					
Bsmt		241	0	\$19,000	
Crawl		724	0	\$6,600	
Slab					

Total Base \$155,900
Adjustments 1 Row Type Adj. x 1.00 \$155,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:965 1/2:525 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$161,900

Sub-Total, 1 Units

Exterior Features (+)	\$13,400	\$175,300
Garages (+) 0 sqft	\$0	\$175,300
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$126,654

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	1930	1930	95 A		0.85		1,731 sqft	\$126,654	50%	\$63,330	0%	100%	1.090	1.000	100.00	0.00	0.00	\$69,000
2: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	31 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	26%	\$15,150	0%	100%	1.090	1.000	100.00	0.00	0.00	\$16,500