

General Information

Parcel Number 89-05-23-230-304.000-021
Local Parcel Number 16-23-230-304.000-26

Tax ID: 026-00776-00

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 264119-026
JEFFERSON-264119 (026)

Section/Plat 1623230

Location Address (1)
309 E GRACELAND HEIGHTS DR
HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

HAMMEL, MICHAEL W & KIMBERLY L
309 E GRACELAND HEIGHTS DR
HAGERSTOWN, IN 47346

Legal

LOT 19 GRACELAND HEIGHTS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 08/24/2015 and 01/01/1900.

Notes

10/4/2021 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, 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. Row shows data for F, F, 95, 95x272, 1.19, \$276, \$328, \$31,160, 0%, 1.0000, 100.00, 0.00, 0.00, \$31,160.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.59), Actual Frontage (95), Developer Discount, Parcel Acreage (0.59), 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 (0.59), 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 (\$31,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$31,200).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1989 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
Stoop, Masonry	48	\$2,300
Porch, Enclosed Frame	220	\$15,000
Porch, Enclosed Masonry	176	\$13,900
Patio, Concrete	140	\$1,200

**Plumbing**

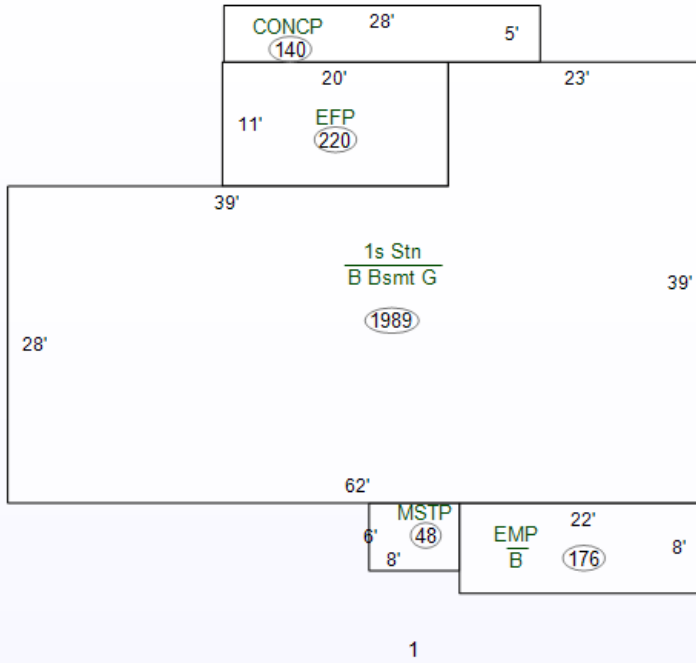
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	2
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
1		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	8	1989	1989	\$183,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		2165	0	\$58,400	
Crawl					
Slab					

**Total Base** \$241,400

**Adjustments** 1 Row Type Adj. x 1.00 \$241,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1989	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$254,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$32,400	\$286,500
Garages (+) 450 sqft	\$4,900	\$291,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$247,690

**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	Stone	C	1954	1954	71	G		0.85		4,154 sqft	\$247,690	40%	\$148,610	0%	100%	1.000	1.000	100.00	0.00	0.00	\$148,600