

General Information

Parcel Number 89-05-23-310-109.000-021
Local Parcel Number 16-23-310-109.000-26
Tax ID: 026-00513-00
Routing Number

Ownership

EXQUISITE REAL ESTATE LLC
551 E MAIN ST
HAGERSTOWN, IN 47346

Legal

S 1/2 LOT 1 BLK 1 S 1/2 EX 30 X 40 FT SE PT LOT 2 BLK 1 30 X 40 FT SE PT LOT 2 BLK 1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/27/2016 to 01/01/1900.

Notes

10/8/2021 Misc: 2022: GENERAL REVALUATION

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

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 1623310
Location Address (1) 99 S WASHINGTON ST HAGERSTOWN, IN 47346

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, 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.

**General Information**

**Occupancy** Duplex  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2588 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 Masonry	75	\$5,700
Porch, Enclosed Masonry	180	\$13,900
Porch, Open Frame	48	\$4,300

**Plumbing**

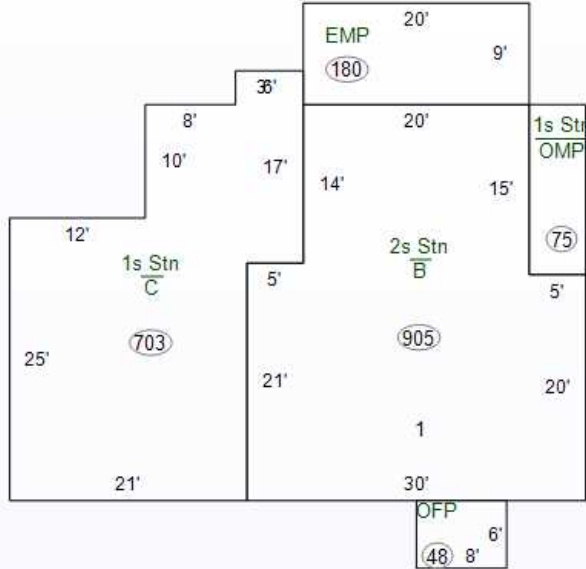
**# TF**  
**Full Bath** 1 3  
**Half Bath** 1 2  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1  
**Add Fixtures** 0 0  
**Total** 4 7

**Accommodations**

**Bedrooms** 2  
**Living Rooms** 1  
**Dining Rooms** 1  
**Family Rooms** 1  
**Total Rooms** 7

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	8	1608	1608	\$154,900	
2	8	980	980	\$61,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		905	0	\$32,600	
Crawl		703	0	\$6,600	
Slab					

**Total Base** \$255,900

**Adjustments** 2 Row Type Adj. x 1.00 \$255,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1608 2:980 \$7,000
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$269,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$23,900	\$292,900
Garages (+) 0 sqft	\$0	\$292,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

**Replacement Cost** \$224,069

**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	2	Stone	D+2	1900	1960	65	A		0.85		3,493 sqft	\$224,069	47%	\$118,760	0%	100%	1.090	1.000	100.00	0.00	0.00	\$129,400
2: Detached Garage/Boat H	1	Wood Fr	C	1920	1920	105	A	\$48.82	0.85	\$41.50	18'x22'	\$16,433	45%	\$9,040	0%	100%	1.090	1.000	100.00	0.00	0.00	\$9,900
3: Lean-to	1	Concrete	C	1920	1920	105	A	\$7.91	0.85		7'x14' x 6'	\$659	65%	\$230	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
4: Lean-to	1	Concrete	C	1920	1920	105	A	\$7.91	0.85		6'x12' x 6'	\$484	65%	\$170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200