

General Information

Parcel Number 89-05-23-310-212.000-021
Local Parcel Number 16-23-310-212.000-26

Tax ID: 026-00162-00

Routing Number

Property Class 429 Other Retail Structures

Year: 2025

Location Information

County WAYNE

Township JEFFERSON TOWNSHIP

District 021 (Local 026) HAGERSTOWN TOWN

School Corp 8305 NETTLE CREEK

Neighborhood 264574-026 JEFFERSON COM-264574 (026)

Section/Plat 1623310

Location Address (1) 201 E MAIN ST HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

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

ROMACK, COLLIN & ALYSSA 12169 W KEPLER RD CAMBRIDGE CITY, IN 47327

Legal

LOT 8 BLK 4

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/23/2025 to 01/01/1900.

Notes



Commercial

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, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 Fci F 66 66x107 0.94 \$220 \$207 \$13,662 0% 1.0000 0.00 0.00 100.00 \$13,660.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.16), Actual Frontage (66), Developer Discount, Parcel Acreage (0.16), 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 (0.16), 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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$13,700), Total Value (\$13,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2292 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	96	\$3,200
Patio, Concrete	240	\$1,900
Canopy, Shed Type	240	\$1,900

Plumbing

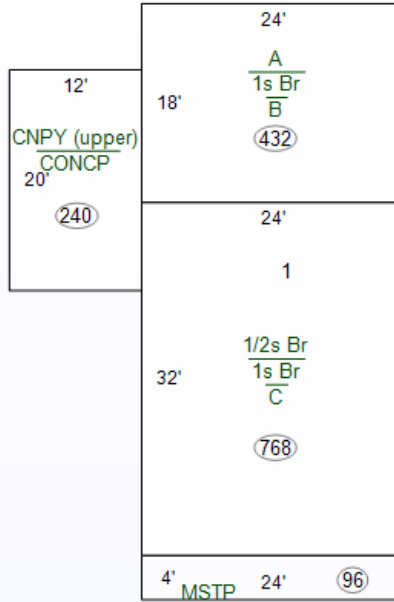
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1200	1200	\$129,500	
2				
3				
4				
1/4				
1/2 7	768	768	\$36,000	
3/4				
Attic	432	324	\$11,100	
Bsmt	432	0	\$22,100	
Crawl	768	0	\$6,700	
Slab				

	Total Base	\$205,400
Adjustments	1 Row Type Adj. x 1.00	\$205,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1200 1/2:768 A:324	\$5,500
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$210,900
Sub-Total, 1 Units	
Exterior Features (+)	\$7,000 \$217,900
Garages (+) 0 sqft	\$0 \$217,900
Quality and Design Factor (Grade)	0.85
Location Multiplier	0.85
Replacement Cost	\$157,433

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	Brick	D+1	1840	1960	65 A		0.85		2,832 sqft	\$157,433	47%	\$83,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$83,400
2: Detached Garage/Boat H	1	Wood Fr	C	1960	1960	65 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	42%	\$11,870	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,900