

89-05-23-310-223.000-021

KUHN, HERSCHEL P, LLOYD P

100 S ELM ST

520, 2 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/ 1/2

General Information

Parcel Number 89-05-23-310-223.000-021
Local Parcel Number 16-23-310-223.000-26

Tax ID: 026-00430-00

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 1623310

Location Address (1) 100 S ELM 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

KUHN, HERSCHEL P, LLOYD P KUH
STEPHEN P KUHN & EMILY J KUHN
7308 N 2ND ST
MACHESNEY PARK, IL 61115

Legal

LOT 5 BLK 14

Transfer of Ownership

Date 01/01/1900 Owner KUHN, HERSCHEL P, Doc ID Code Book/Page Adj Sale Price V/I



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values for Land Res (1), Land Non Res (2), Land Non Res (3), Total, and Total Non Res (1), (2), (3).

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.

Notes

9/17/2021 Misc: 2022 GENERAL REVALUATION, PERMIT # 4211: REMOVE CARPORT AND SHED, ADD NEW DETGAR, CORRECT PLUMBING PER F/C 7-15-21

Land Computations

Table with columns: Land Computations (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) and values.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1606 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 Frame	88	\$6,300
Porch, Enclosed Frame	100	\$9,400

**Plumbing**

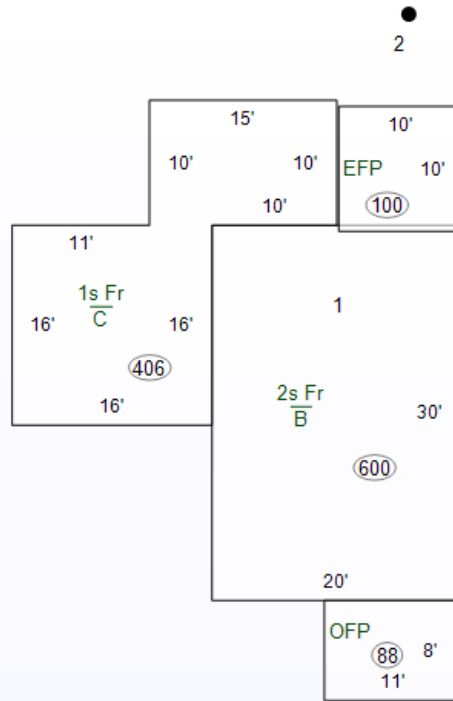
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	2	2
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1006	1006	\$105,300	
2	1Fr	600	600	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		600	0	\$26,600	
Crawl		406	0	\$5,100	
Slab					

**Total Base** \$176,400  
**Adjustments** 1 Row Type Adj. x 1.00 \$176,400

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 (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$185,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,700	\$200,900
Garages (+) 0 sqft	\$0	\$200,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		\$145,150

**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	Wood Fr	D+1	1900	1970	55	A		0.85		2,206 sqft	\$145,150	45%	\$79,830	45%	100%	1.090	1.000	100.00	0.00	0.00	\$47,900
2: Detached Garage	1	Wood Fr	C	2020	2020	5	A	\$42.58	0.85	\$36.19	22'x24'	\$19,110	4%	\$18,350	0%	100%	1.090	1.000	100.00	0.00	0.00	\$20,000