

89-05-23-310-233.000-021

STRATTON, KATHERINE LYNN

151 S ELM ST

510, 1 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/

1/2

General Information

Parcel Number 89-05-23-310-233.000-021
Local Parcel Number 16-23-310-233.000-26

Tax ID: 026-00567-00

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 264114-026
JEFFERSON-264114 (026)

Section/Plat 1623310

Location Address (1)
151 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

STRATTON, KATHERINE LYNN
151 S ELM ST
HAGERSTOWN, IN 47346

Legal

LOT 8 BLK 13



Transfer of Ownership

Date 01/01/1900 Owner STRATTON, KATHERI Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/20/2021 Misc: 2022 GENERAL REVALUATION

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, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values include \$16,200, \$14,200, \$12,900, \$12,900, \$12,900, \$141,300, \$123,200, \$113,000, \$109,200, \$102,400, \$157,500, \$137,400, \$125,900, \$122,100, \$115,300.

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. Values include F, F, 58, 58x110, 0.93, \$301, \$280, \$16,240, 0%, 1.0000, 100.00, 0.00, 0.00, \$16,240.

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.15), Actual Frontage (58), Developer Discount, Parcel Acreage (0.15), 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 (0.15), 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 (\$16,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,200).

Data Source Aerial

Collector 07/30/2021 jf

Appraiser 09/20/2021 gw

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1416 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	72	\$5,300
Porch, Enclosed Frame	288	\$18,000

**Plumbing**

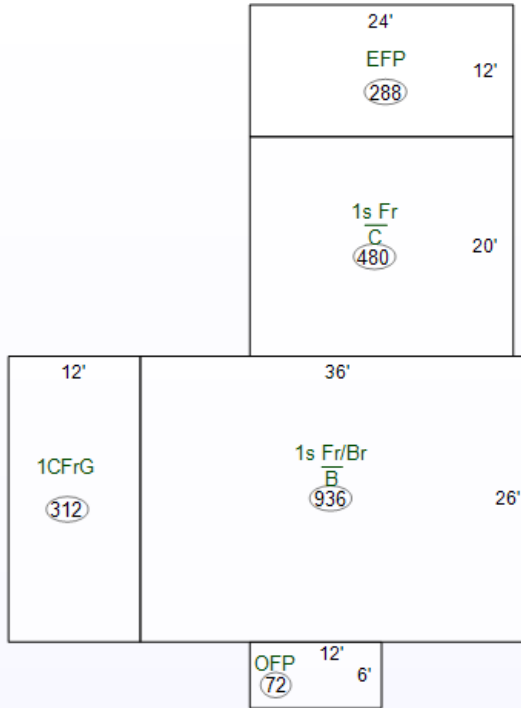
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

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

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1	92	1416	1416	\$134,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	936	0		\$33,100
Crawl	480	0		\$5,600
Slab				

**Total Base** \$173,600

**Adjustments** 1 Row Type Adj. x 1.00 \$173,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1416	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$185,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$23,300	\$208,400
Garages (+) 312 sqft	\$15,000	\$223,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$199,385

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2/6 Maso	C+1	1957	1971	54	G			0.85		2,352 sqft	\$199,385	35%	\$129,600	0%	100%	1.090	1.000	100.00	0.00	0.00	\$141,300