89-05-23-310-308.000-021	SHERRY, PRISCILLA	11 E SOUT	TH MARKET ST	520, 2 Family Dwe	II - Platted Lot	:	JEFFERSON-264114 (026)/	1/4
General Information	Ownership		Trar	Notes				
Parcel Number	SHERRY, PRISCILLA	Date	Owner	Doc ID Code Bool	k/Page Adj Sale	Price V/I	9/16/2021 Misc: 2022: GENERAL REVALUA	ATION
89-05-23-310-308.000-021	11 E SOUTHMARKET ST	01/01/1900	SHERRY, PRISCILLA	СО		1		
Local Parcel Number	HAGERSTOWN, IN 47346							

16-23-310-308.000-26

Tax ID: 026-00662-00

Routing Number

Property Class 520

2 Family Dwell - Platted Lot

Year: 2025

Location Information	
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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) 11 E SOUTH MARKET ST

HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteri	stics
Topography Level	Flood Hazard
Public Utilities	ERA
Streets or Roads Paved	TIF
	a 1 a /

Neighborhood Life Cycle Stage

Static Printed

Tuesday, April 29, 2025 Review Group 2030 Legal

LOT 5 BLK 20 & PT VAC ST

Collector 08/09/2021 jf

Land Computat	ions
Calculated Acreage	0.21
Actual Frontage	65
Developer Discount	
Parcel Acreage	0.21
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	0.21
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$20,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,200

Land Computations

Res

								Res	3			
Val	uation Reco	ords (Wo	ork in Pr	ogress valu	ies are r	not certifie	d value	s and ar	e subje	ct to cha	nge)	
2025	Assessmer	nt Year		2025		2024		2023		2022	2	2021
WIP	Reason Fo	r Chang	е	AA		AA		AA		AA	۱	AA
04/15/2025	As Of Date			04/22/2025	0	4/17/2024	04	4/20/2023	(04/22/2022	2	04/16/2021
Indiana Cost Mod	Valuation M	Method	India	na Cost Mod	Indiana	Cost Mod	Indiana	Cost Mod	Indiana	a Cost Mo	l India	ana Cost Mod
1.0000	Equalizatio	on Facto	r	1.0000		1.0000		1.0000		1.000)	1.0000
	Notice Req	uired										
\$20,200	Land			\$20,200		\$17,600		\$16,100		\$16,100)	\$16,100
\$20,200	Land Res	(1)		\$20,200		\$17,600		\$16,100		\$16,100)	\$16,100
\$0	Land Non	Res (2)		\$0		\$0		\$0		\$()	\$0
\$0	Land Non	Res (3)		\$0		\$0		\$0		\$0)	\$0
\$126,500	Improveme	ent		\$126,500	\$	6110,900	\$	101,700		\$98,300)	\$86,600
\$126,500	Imp Res (1	1)		\$126,500	9	5110,900		\$65,100		\$62,900)	\$52,600
\$0	Imp Non R	Res (2)		\$0		\$0		\$35,700		\$34,500)	\$31,600
\$0	Imp Non R	Res (3)		\$0		\$0		\$900		\$900)	\$2,400
\$146,700	Total	. ,		\$146,700	9	6128,500	\$	117,800		\$114,400)	\$102,700
\$146,700	Total Res	(1)		\$146,700	9	5128,500		\$81,200		\$79,000)	\$68,700
\$0	Total Non	Res (2)		\$0		\$0		\$35,700		\$34,500)	\$31,600
\$0	Total Non	Res (3)		\$0		\$0		\$900		\$900)	\$2,400
	Land Data	(Standa	rd Depth	n: Res 132',	CI 132'	Base Lo	t: Res 1	00' X 132	2', CI 10	0' X 132)	
Land Pricing Soil Type d ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value		Market Factor	Cap 1	Cap 2	Cap 3	Value
FF	65	65x142	1.03	\$301	\$310	\$20,150	0%	1.0000	100.00	0.00	0.00	\$20,150

General	I Information	Plumbin	q									
Occupancy	Single-Family		#	TF				20'			Floor	Constr
Description	Residential Dwelling	Full Bath	1	3			CNPY	(upper)	10'		1	1Fr
Story Height	1 1/2	Half Bath	0	0			WE		A.34		2	
Style	N/A	Kitchen Sinks	1	1				20	9		3	
Finished Area	1536 sqft	Water Heaters	1	1				20'			4	
Make		Add Fixtures	1	1			I		9'		1/4	
Flo	or Finish	Total	4	6				1400 A	10		1/2	1Fr
Earth	Tile						21'	1s Fr 50B 50C	6'		3/4	
✓ Slab	Carpet	Accommoda	tions		2		21		0		Attic	
✔ Sub & Joist	 Unfinished 	Bedrooms		3				(492)	12'		Bsmt	
Wood	Other	Living Rooms		1	3				2622		Craw	l
Parquet		Dining Rooms		1				26'			Slab	
		Family Rooms		0		10'		18'	8'			
	ll Finish	Total Rooms		6				4	EED		Adju	stments
✓ Plaster/Drywa						1CCPS		т.	EFP 13'		Unfin	Int (-)
Paneling	Other	Heat Typ	e			18'			(104)		Ex Li	/ Units (+
Fiberboard		Central Warm Air				(180)					Rec F	Room (+)
	Roofing	1				00	29'	1/2s Fr	29'CNPY (upper)	í.	Loft (+)
Built-Up	Metal 🗸 Asphalt	Slate Ti	le				-	1s Fr	MSTP		Firep	ace (+)
Wood Shingle								50B 50C	96 12		No H	eating (-)
				_				(522)	100000		A/C (+)
	Exterior Fea										No El	ec (-)
Description	_	Area		lue				18'			Plum	bing (+ / -
Porch, Enclosed	Frame	104	\$9,4								Spec	Plumb (+
Stoop, Masonry		96	\$3,2			ę	Special	ty Plumbin	g		Eleva	tor (+)
Canopy, Shed T	уре	96		900	Description				Count	Value		
Wood Deck		200	\$4,0									
Canopy, Shed T	уре	200	\$1,0	600							Exter	ior Featur
											Gara	ges (+) 18

mbing (+ / -)	6 – 5 = 1 x \$800	\$800
ec Plumb (+)		\$0
vator (+)		\$0
	Sub-Total, One Unit	\$164,600
	Sub-Total, 1 Units	
erior Features (+)	\$19,700	\$184,300
ages (+) 180 sqft	\$2,500	\$186,800
Quality and	Design Factor (Grade)	0.85
	Location Multiplier	0.85

JEFFERSON-264114 (026)/

Value

\$27,100

\$24,100 \$5,700

Total Base

Cost Ladder

1014 1014 \$106,900

522

0

0

1 Row Type Adj. x 1.00

Base Finish

522

507

507

Replacement Cost \$134,963

2/4

Totals

\$163,800

\$163,800

\$0 \$0

\$0 \$0

\$0

\$0 \$0 \$0

	Summary of Improvements																	
Description	Story Constr Height Type	Grade Year Eff Built Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value			Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1 1/2 Wood Fr	D+1 1880 1970	55 A		0.85		2,043 sqft	\$134,963	45%	\$74,230	0%	100%	6 1.090	1.000	100.00	0.00	0.00	\$80,900
2: Car Shed	1	D 1960 1960	65 A	\$10.10	0.85	\$6.87	12'x24'	\$1,978	65%	\$690	0%	100%	6 1.090	1.000	100.00	0.00	0.00	\$800
3: Swimming Pool (R)	1	C 1960 1960	65 VP	\$56.32	0.85	\$47.87	14'x28'	\$21,308	85%	\$3,200	100%	100%	6 1.090	1.000	100.00	0.00	0.00	\$100

89-05-23-310-308.000-021	SHERRY, PRISO	CILLA		11 E	E SOUT	H MARKET S	ST	520,	2 Fam	nily Dwell - F	Platted	_ot	J	EFFEF	SON-	264114 (026) / ^{3/4}
General Information	Plumbi									-					Ladder		
Occupancy Single-Family		#	TF				20'				Floo	r Constr	· Bas	e Finis	sh	Value	Total
Description Residential Dwelling	Full Bath	1	3				_				1	1Fr	92	0 9	20	\$99,000	
Story Height 2	Half Bath	0	0			2	280	14'	·		2	1Fr	92	0 9	20	\$49,600	
Style N/A	Kitchen Sinks	1	1				CON	ICP			3						
Finished Area 1840 sqft	Water Heaters	1	1								4						
Make	Add Fixtures	0	0				20'		7		1/4						
Floor Finish	Total	3	5								1/2						
Earth Tile			_				1				3/4						
Slab Carpet	Accommod	dations	5								Attic						
✓ Sub & Joist Unfinished	Bedrooms		1								Bsm	t					
Wood Other	Living Rooms		1			2	249 S PLU	JM ST			Crav	vl	92	D	0	\$7,300	
Parquet	Dining Rooms		1								Slab						
Wall Finish	Family Rooms		0													al Base	\$155,900
✓ Plaster/Drywall Unfinished	Total Rooms		4					46'			Adju	istments	1	Row T	ype Ad	j. x 1.00	\$155,90
Paneling Other	Heat Ty	(10.0					2s F	r 40			Unfir	n Int (-)					\$
Fiberboard	Central Warm Air				CNID	Y (upper)	C					iv Units (·	,				\$0
	Central Warm All					MSTP						Room (+))				\$0
Roofing	3				[8'	920				Loft	(+)					\$0
Built-Up Metal Asphalt	Slate	Tile	_			° I					Firep	place (+)					\$0
Wood Shingle Other						12'						leating (-))				\$0
Exterior Fea	turos					96					A/C						\$0
Description	Area		Value								No E	lec (-)					\$0
Stoop, Masonry	96		3,200									nbing (+ /			5 – 5	= 0 x \$0	\$0
Canopy, Shed Type	96	φ	\$900	_								Plumb (+)				\$0
Patio, Concrete	280	¢	\$900 52,000			Special	ty Plumb				Elev	ator (+)					\$0
	200	φ	52,000	Descripti	ion			Co	ount	Value						ne Unit	\$155,900
														Sul	o-Total,	1 Units	
												rior Featu	. ,			\$6,100	\$162,000
											Gara	ages (+) 0	•			\$0	\$162,000
												Qu	ality and	-		(Grade)	0.85
																/lultiplier	0.85
														Rep	laceme	ent Cost	\$117,048
					Su	immary of Imp	proveme	nts									
Description Story Con Height Typ		Eff Year	Eff Co Age nd	Base Rate L		Adj ate	Size	RCN	Norm Dep	Remain. Value	Abn Obs F	C Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value