

General Information

Parcel Number 89-05-24-000-412.000-020
Local Parcel Number 16-24-000-412.000-11

Tax ID: 011-00509-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township JEFFERSON TOWNSHIP

District 020 (Local 011) JEFFERSON TOWNSHIP

School Corp 8305 NETTLE CREEK

Neighborhood 114112-011 JEFFERSON-114112 (011)

Section/Plat 1624000

Location Address (1) 13368 STATE RD 38 HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

REYNWOOD FARMS INC
13368 STATE RD 38
HAGERSTOWN, IN 47346

Legal

PT SE SEC 24-17-12 2.15A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/01/1900 to 09/27/2013.

Notes

9/14/2021 Misc: 2022 GENERAL REVALUATION



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, 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).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows include various land parcels with their respective attributes.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.15), Actual Frontage (0), Developer Discount, Parcel Acreage (2.15), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.28), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (0.87), Farmland Value (\$1,340), Measured Acreage (0.87), Avg Farmland Value/Acre (1540), Value of Farmland (\$1,340), Classified Total (\$0), Farm / Classified Value (\$1,300), Homesite(s) Value (\$19,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$1,300), CAP 3 Value (\$0), Total Value (\$20,700).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1978 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, Enclosed Frame	190	\$13,800
Patio, Concrete	150	\$1,200

**Plumbing**

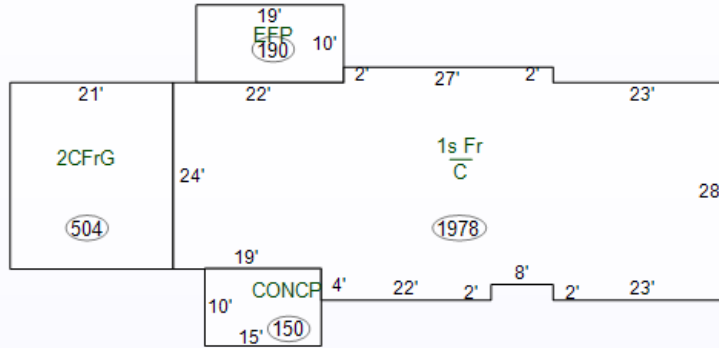
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	8

**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



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1978	1978	\$165,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1978	0	\$10,900	
Slab				

**Total Base** \$175,900

**Adjustments** 1 Row Type Adj. x 1.00 \$175,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1978	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$188,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,000	\$203,600
Garages (+) 504 sqft	\$20,100	\$223,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$190,145

**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	Wood Fr	C	1957	1957	68	A			0.85		1,978 sqft	\$190,145	42%	\$110,280	0%	100%	1.160	1.000	100.00	0.00	0.00	\$127,900