

General Information

Parcel Number
89-05-25-000-102.000-020

Local Parcel Number
16-25-000-102.000-11

Tax ID:
011-00549-00

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
1625000

Location Address (1)
4899 N STATE RD 1
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

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

BURNS, DENNIS A
C/O JOSEPH P BURNS
4899 N STATE RD 1
HAGERSTOWN, IN 47346

Legal

PT NW 25-17-12 5.78A; PT NW 25-17-12 9.117A
(CONTRACT: JOSEPH P BURNS 11/04/2020
2020009074)



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/04/2020	BURNS, DENNIS A	2020009074	CT	/		I
02/25/2015	BURNS, DENNIS A	AC#7670	CO	/		I
04/15/2009	BURNS, DENNIS A		CO	/		I
04/15/2009	BURNS, DENNIS A	2009003674	QC	/		I
01/01/1900	BURNS, DENNIS A & I	2009003674	QC	/		I

Agricultural

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$59,000	Land	\$59,000	\$53,100	\$47,000	\$43,100	\$41,300
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,200	\$15,200
\$39,600	Land Non Res (2)	\$39,600	\$36,200	\$31,500	\$27,900	\$26,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$197,800	Improvement	\$197,800	\$175,100	\$161,100	\$165,900	\$145,500
\$196,500	Imp Res (1)	\$196,500	\$173,600	\$131,100	\$132,500	\$115,400
\$1,300	Imp Non Res (2)	\$1,300	\$1,500	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$30,000	\$33,400	\$30,100
\$256,800	Total	\$256,800	\$228,200	\$208,100	\$209,000	\$186,800
\$215,900	Total Res (1)	\$215,900	\$190,500	\$146,600	\$147,700	\$130,600
\$40,900	Total Non Res (2)	\$40,900	\$37,700	\$31,500	\$27,900	\$26,100
\$0	Total Non Res (3)	\$0	\$0	\$30,000	\$33,400	\$30,100

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

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
9	A		0	1.000000	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	100.00	0.00	0.00	\$19,400
9	A		0	1	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	0.00	100.00	0.00	\$19,400
4	A	MNB	0	7.772000	0.89	\$2,390	\$2,127	\$16,531	0%	1.0000	0.00	100.00	0.00	\$16,530
4	A	MNC	0	0.190000	0.81	\$2,390	\$1,936	\$368	0%	1.0000	0.00	100.00	0.00	\$370
5	A	MNB	0	0.148000	0.89	\$2,390	\$2,127	\$315	-60%	1.0000	0.00	100.00	0.00	\$130
5	A	MNB	0	1.670000	0.89	\$2,390	\$2,127	\$3,552	-60%	1.0000	0.00	100.00	0.00	\$1,420
5	A	MNC	0	2.133000	0.81	\$2,390	\$1,936	\$4,129	-60%	1.0000	0.00	100.00	0.00	\$1,650
71	A	MNB	0	0.060000	0.89	\$2,390	\$2,127	\$128	-40%	1.0000	0.00	100.00	0.00	\$80
82	A		0	0.924000	1.00	\$2,390	\$2,390	\$2,208	-100%	1.0000	0.00	100.00	0.00	\$00

Notes

10/12/2021 Misc: 2022: GENERAL REVALUATION
12/11/2020 Misc: 2021 SALES DISCLOSURE:
REMOVE POOL,REMOVE OBSOL ON SFD

Land Computations

Calculated Acreage	14.90
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	14.90
81 Legal Drain NV	0.00
82 Public Roads NV	0.92
83 UT Towers NV	0.00
9 Homesite	2.00
91/92 Acres	0.00
Total Acres Farmland	11.97
Farmland Value	\$20,180
Measured Acreage	11.97
Avg Farmland Value/Acre	1685
Value of Farmland	\$20,170
Classified Total	\$0
Farm / Classified Value	\$20,200
Homesite(s) Value	\$38,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$39,600
CAP 3 Value	\$0
Total Value	\$59,000

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2747 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

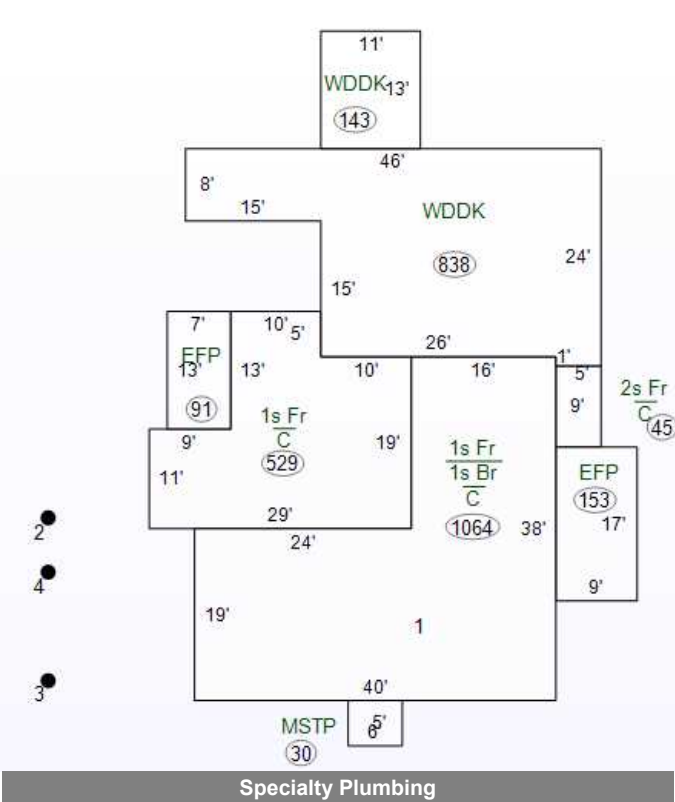
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Stoop, Masonry	30	\$1,800
Porch, Enclosed Frame	153	\$11,600
Porch, Enclosed Frame	91	\$9,400
Wood Deck	838	\$14,700
Wood Deck	143	\$3,700



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	94	1638	1638	\$153,900
2	1Fr	1109	1109	\$55,300
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1638	0	\$9,900
Slab				
Total Base				\$219,100
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:2 MO:2
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$230,500
Sub-Total, 1 Units				
Exterior Features (+)				\$41,200
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.85
Replacement Cost				\$230,945

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	2/6 Maso	C	1861	1955	70	A		0.85		2,747 sqft	\$230,945	42%	\$133,950	0%	100%	1.160	1.000	100.00	0.00	0.00	\$155,400
2: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95	A	\$44.13	0.85	\$30.01	20'x24'	\$14,404	50%	\$7,200	0%	100%	1.160	1.000	100.00	0.00	0.00	\$8,400
3: Type 3 Barn	1	T3AW	C	1972	1972	53	A	\$16.57	0.85		36' x 60' x 10'	\$28,952	65%	\$10,130	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,100
4: Utility Shed	1		D	1930	1930	95	A	\$19.35	0.85	\$13.16	13'x19'	\$3,250	65%	\$1,140	0%	100%	1.160	1.000	0.00	100.00	0.00	\$1,300

General Information

Occupancy

Single-Family

Description

MH W/SKIRTING

Story Height

1

Style

N/A

Finished Area

910 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

Total Rooms

5

Heat Type

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

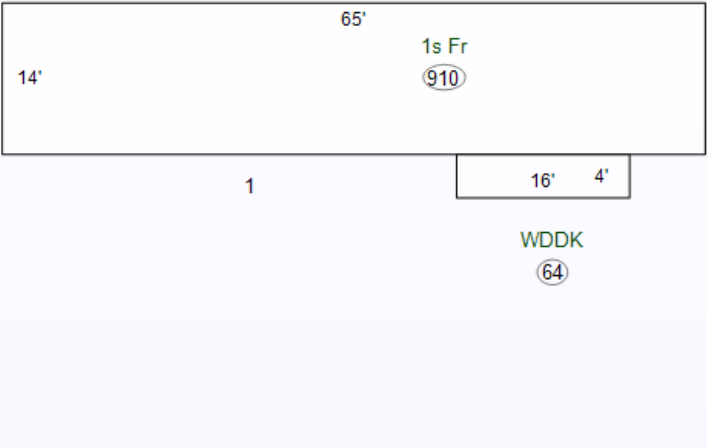
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Wood Deck	64	\$2,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	910	910	\$96,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
				Total Base	\$96,900
Adjustments				1 Row Type Adj. x 1.00	\$96,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:910	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$103,700
				Sub-Total, 1 Units	
Exterior Features (+)				\$2,300	\$106,000
Garages (+) 0 sqft				\$0	\$106,000
Quality and Design Factor (Grade)					0.60
Location Multiplier					0.85
				Replacement Cost	\$54,060

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: MH W/SKIRTING	1	Wood Fr	E+2	1987	1987	38	F		0.85		910 sqft	\$54,060	40%	\$32,440	40%	100%	1.160	1.000	100.00	0.00	0.00	\$22,600

