

General Information

Parcel Number 89-05-26-200-213.000-020
Local Parcel Number 16-26-200-213.000-11

Tax ID: 011-00560-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 1626200

Location Address (1) 5020 N STATE RD 1 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

SHEPHERD, C DAVID & MARJORIE
5020 N STATE RD 1
HAGERSTOWN, IN 473469620

Legal

PT NE SEC 26-17-12 1A



Transfer of Ownership

Date 01/01/1900 Owner SHEPHERD, C DAVID Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/22/2021 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 (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing land computations such as 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, and Total Value.

Data Source Aerial

Collector 06/30/2021 jf

Appraiser 09/22/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1608 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
Patio, Concrete	120	\$1,000
Porch, Open Frame	144	\$8,300
Wood Deck	210	\$4,600

Plumbing

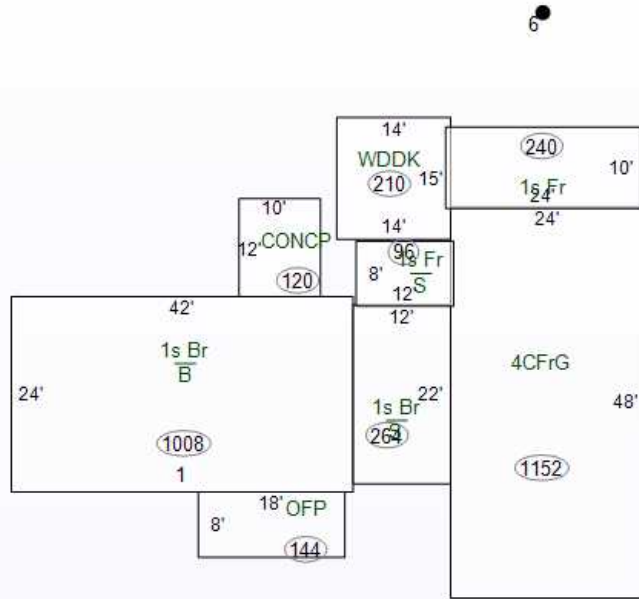
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 95	1608	1608	\$152,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1008	0	\$34,600	
Crawl				
Slab	360	0	\$0	
Total Base				\$187,000

Adjustments

1 Row Type Adj. x 1.00		\$187,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$188,600	
Sub-Total, 1 Units		
Exterior Features (+)	\$13,900	\$202,500
Garages (+) 1152 sqft	\$41,800	\$244,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$207,655

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	1	5/6 Maso	C	1967	1967	58	A		0.85		2,616 sqft	\$207,655	40%	\$124,590	0%	100%	1.160	1.000	100.00	0.00	0.00	\$144,500
2: Canopy (free standing)	1		D	1970	1970	55	A		0.85		12'x35'	\$1,972	45%	\$1,080	0%	100%	1.160	1.000	100.00	0.00	0.00	\$1,300
3: Lean-to	1	Earth Flo	D	1970	1970	55	A	\$4.69	0.85		12'x12' x 8'	\$459	65%	\$160	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
4: Lean-To	1	Earth Flo	D	1970	1970	55	A	\$4.69	0.85		8'x12' x 8'	\$306	65%	\$110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100
5: Utility Shed	1		D	1970	1970	55	A	\$20.44	0.85	\$13.90	12'x16'	\$2,669	65%	\$930	0%	100%	1.160	1.000	100.00	0.00	0.00	\$1,100
6: Wood Deck (free standing)	1		D	2021	2021	4	A		0.85		12'x35'	\$5,372	6%	\$5,050	0%	100%	1.160	1.000	100.00	0.00	0.00	\$5,900