

89-05-26-300-306.000-020

WATTERS, TROY A

981 S WASHINGTON ST

511, 1 Family Dwell - Unplatted (0 to 9.9

JEFFERSON-114112 (011)/

1/2

General Information

Parcel Number
89-05-26-300-306.000-020

Local Parcel Number
16-26-300-306.000-11

Tax ID:
011-00011-00

Routing Number

Ownership

WATTERS, TROY A
981 S WASHINGTON ST
HAGERSTOWN, IN 47346

Legal

NW D SW SEC 26-17-12 0.151A NW D SW SEC 26-17-12 0.069A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/22/2020	WATTERS, TROY A	2020004887	WD	/	\$54,000	V
10/23/2019	LAPP, JOHN K & SUS	2019008377	QC	/	\$20,000	I
05/02/2017	KING, SAMUEL B	2017003459	CM	/	\$2,800	I
02/27/2017	BOARD OF COMMISS	2017001554	TS	/		I
01/01/1900	REDD, PAUL K & DIA		CO	/		I

Notes

9/21/2021 Misc: 2022: GENERAL REVALUATION

8/25/2020 Misc: 2021 ADD A/C ADD 900 FINISH IN ATTIC

2/10/2020 Misc: 2020: REMOVE WDDK

8/21/2018 Misc: 2019 NEW CONSTRUCTION: CHANGE COND TO AV AND REMOVE SHED PER F/C 8/7/18

10/10/2017 Misc: COMMISSIONER SALE 2018: CHANGE UTIL SHED COND TO FAIR PER F/C 10/09/17

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



Res

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
1626300

Location Address (1)
981 S WASHINGTON ST
HAGERSTOWN, IN 47346

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$8,500	Land	\$8,500	\$7,400	\$6,800	\$6,700	\$6,700
\$8,500	Land Res (1)	\$8,500	\$7,400	\$6,800	\$6,700	\$6,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$68,900	Improvement	\$68,900	\$60,200	\$55,100	\$55,700	\$44,900
\$68,900	Imp Res (1)	\$68,900	\$60,200	\$55,100	\$55,700	\$44,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$77,400	Total	\$77,400	\$67,600	\$61,900	\$62,400	\$51,600
\$77,400	Total Res (1)	\$77,400	\$67,600	\$61,900	\$62,400	\$51,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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	0.200000	2.20	\$19,400	\$42,680	\$8,536	0%	1.0000	100.00	0.00	0.00	\$8,540
82	A	GE	0	0.020000	1.02	\$2,390	\$2,438	\$49	-100%	1.0000	0.00	100.00	0.00	\$0

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.22
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
81 Legal Drain NV	0.00
82 Public Roads NV	0.02
83 UT Towers NV	0.00
9 Homesite	0.20
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$8,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$8,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,500

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 06/30/2021 jf

Appraiser 09/21/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1800 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	120	\$7,500

Plumbing

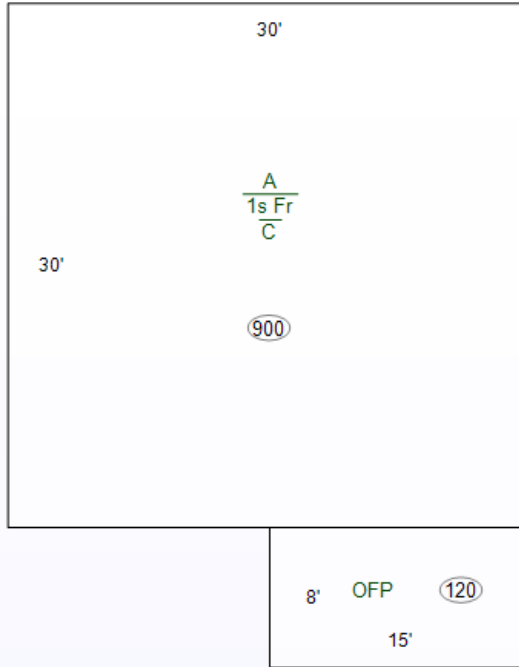
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	900	900	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	900	900	\$21,000	
Bsmt				
Crawl	900	0	\$7,200	
Slab				

Total Base \$125,100

Adjustments 1 Row Type Adj. x 1.00 \$125,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:900 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$129,500

Sub-Total, 1 Units

Exterior Features (+) \$7,500 \$137,000

Garages (+) 0 sqft \$0 \$137,000

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$98,983

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	D+1	1956	1966	59	G			0.85		1,800 sqft	\$98,983	40%	\$59,390	0%	100%	1.160	1.000	100.00	0.00	0.00	\$68,900