

General Information

Parcel Number 89-05-27-200-220.000-020
Local Parcel Number 16-27-200-220.000-11

Tax ID: 011-00144-00

Routing Number

Property Class 101 RENTAL
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 1627200
Location Address (1) 15610 BEAR CREEK RD HAGERSTOWN, IN 47346

Ownership

WATSON, MISTY
15610 W BEAR CREEK RD
HAGERSTOWN, IN 47346

Legal

PT NE SEC 27-17-12 7A

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 04/18/2024.

Notes

9/27/2021 Misc: 2022 GENERAL REVALUATION
7/10/2018 Misc: ADJUST CONCP AND REMOVE 2 UTIL SHEDS PER F/C 7/5/18



Agricultural

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

Table with columns: Year, 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). Rows show values for years 2022-2025.

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 details for lots 4, 5, and 82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (7.00), Actual Frontage (0), Developer Discount, Parcel Acreage (7.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.01), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (5.99), Farmland Value (\$4,680), Measured Acreage (5.99), Avg Farmland Value/Acre (781), Value of Farmland (\$4,680), Classified Total (\$0), Farm / Classified Value (\$4,700), Homesite(s) Value (\$19,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$4,700), CAP 3 Value (\$0), Total Value (\$24,100).

General Information

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1 1/2  
 Style N/A  
 Finished Area 1728 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	351	\$2,500
Porch, Open Frame	132	\$7,500

Plumbing

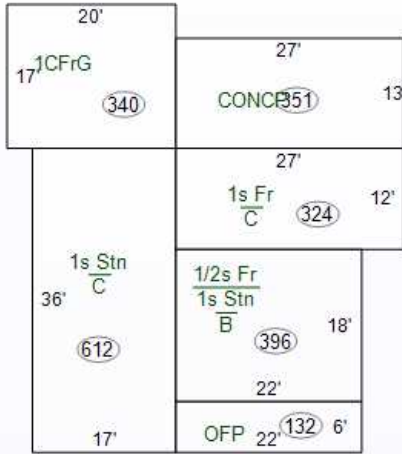
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1332	1332	\$136,000	
2					
3					
4					
1/4					
1/2	1Fr	396	396	\$22,500	
2	3/4				
	Attic				
	Bsmt	396	0	\$21,500	
3	Crawl	936	0	\$7,300	
	Slab				

**Total Base** \$187,300

**Adjustments** 1 Row Type Adj. x 1.00 \$187,300

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

**Sub-Total, One Unit** \$187,300

**Sub-Total, 1 Units**

Exterior Features (+) \$10,000 \$197,300

Garages (+) 340 sqft \$16,500 \$213,800

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

**Replacement Cost** \$154,471

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 1/2	4/6 Maso	D+1	1900	1985	40 F		0.85		2,124 sqft	\$154,471	40%	\$92,680	0%	100%	1.160	1.000	100.00	0.00	0.00	\$107,500
2: Type 3 Barn	1	T31SO	D	1900	1900	125 VP	\$20.19	0.85		16' x 30' x 8'	\$4,817	85%	\$720	0%	100%	1.000	1.000	0.00	100.00	0.00	\$700
3: Type 3 Barn	1	T3AW	D	1900	1900	125 A	\$23.05	0.85		23' x 26' x 8'	\$6,981	65%	\$2,440	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,400
4: Type 3 Barn	1	T3AW	D	1940	1940	85 VP	\$29.65	0.85		8' x 28' x 8'	\$3,334	85%	\$500	0%	100%	1.000	1.000	0.00	100.00	0.00	\$500
5: Utility Shed	1		D	1900	1900	125 F	\$18.20	0.85	\$12.38	12'x23'	\$3,416	70%	\$1,020	0%	100%	1.160	1.000	100.00	0.00	0.00	\$1,200