

General Information

Parcel Number 89-06-06-000-202.000-024

Local Parcel Number 04-06-000-202.000-13

Tax ID: 013-00210-00

Routing Number

Property Class 101 Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township PERRY TOWNSHIP

District 024 (Local 013) PERRY TOWNSHIP

School Corp 8305 NETTLE CREEK

Neighborhood 135145-013 PERRY-135145 (013)

Section/Plat 0406000

Location Address (1) 12711 PIERCE RD 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

MULL, CHRIS & SHEREE 12711 PIERCE RD HAGERSTOWN, IN 47346

Legal

N 1/2 NE SEC 6-17-13 60.788A SUBJ TO 30.462A FOREST LAND



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

Table with 7 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)

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

Table with 15 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

Transfer of Ownership

Date 01/01/1900 Owner MULL, CHRIS & SHE Doc ID Code Book/Page Adj Sale Price V/I CO / I

Notes

8/9/2021 Misc: 2022 GENERAL REVALUATION

Agricultural

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value

Data Source Aerial

Collector 05/24/2021 jf

Appraiser 08/09/2021 gw

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 4392 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 | 312  | \$14,000 |
| Patio, Concrete   | 225  | \$1,700  |
| Patio, Concrete   | 272  | \$2,000  |

**Plumbing**

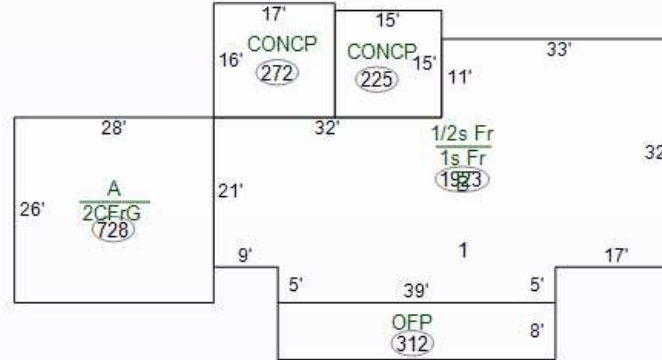
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 2 | 6  |
| <b>Half Bath</b>     | 1 | 2  |
| <b>Kitchen Sinks</b> | 0 | 0  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 1 | 1  |
| <b>Total</b>         | 5 | 10 |

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description  | Count | Value   |
|--------------|-------|---------|
| Portable Spa | 1     | \$1,700 |

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 1Fr    | 1923 | 1923   | \$162,000 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   | 1Fr    | 1923 | 1923   | \$62,500  |        |
| 3/4   |        |      |        |           |        |
| Attic |        | 728  | 546    | \$16,000  |        |
| Bsmt  |        | 1923 | 0      | \$53,800  |        |
| Crawl |        |      |        |           |        |
| Slab  |        |      |        |           |        |

**Total Base** \$294,300

**Adjustments 1 Row Type Adj. x 1.00** \$294,300

|                  |                    |         |
|------------------|--------------------|---------|
| Unfin Int (-)    |                    | \$0     |
| Ex Liv Units (+) |                    | \$0     |
| Rec Room (+)     |                    | \$0     |
| Loft (+)         |                    | \$0     |
| Fireplace (+)    | PS:1 PO:1          | \$4,700 |
| No Heating (-)   |                    | \$0     |
| A/C (+)          | 1:1923 A:546       | \$6,100 |
| No Elec (-)      |                    | \$0     |
| Plumbing (+ / -) | 10 - 5 = 5 x \$800 | \$4,000 |
| Spec Plumb (+)   |                    | \$1,700 |
| Elevator (+)     |                    | \$0     |

**Sub-Total, One Unit** \$310,800

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$17,700 | \$328,500        |
| Garages (+) 728 sqft              | \$29,000 | \$357,500        |
| Quality and Design Factor (Grade) |          | 1.10             |
| Location Multiplier               |          | 0.85             |
| <b>Replacement Cost</b>           |          | <b>\$334,263</b> |

**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        | Wood Fr     | C+2   | 1997       | 1997     | 28         | G  |           | 0.85 |          | 6,497 sqft      | \$334,263 | 22%      | \$260,720     | 0%      | 100% | 1.090 | 1.000 | 100.00 | 0.00   | 0.00  | \$284,200    |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | C     | 1997       | 1997     | 28         | A  | \$34.59   | 0.85 | \$33.62  | 24'x41'         | \$33,080  | 24%      | \$25,140      | 0%      | 100% | 1.090 | 1.000 | 100.00 | 0.00   | 0.00  | \$27,400     |
| 3: Type 3 Barn            | 1            | T31SO       | C     | 1997       | 1997     | 28         | A  | \$24.52   | 0.85 |          | 10' x 20' x 10' | \$3,198   | 50%      | \$1,600       | 0%      | 100% | 1.000 | 1.000 | 0.00   | 100.00 | 0.00  | \$1,600      |
| 4: Type 3 Barn            | 1            | T3AW        | C     | 1979       | 1979     | 46         | A  | \$19.80   | 0.85 |          | 30' x 36' x 10' | \$13,988  | 60%      | \$5,600       | 0%      | 100% | 1.000 | 1.000 | 0.00   | 100.00 | 0.00  | \$5,600      |
| 5: Type 3 Barn            | 1            | T3AW        | C     | 2014       | 2014     | 11         | A  | \$15.86   | 0.85 |          | 40' x 64' x 14' | \$26,666  | 25%      | \$20,000      | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00  | \$20,000     |