

89-06-07-000-102.006-020

General Information

Parcel Number
89-06-07-000-102.006-020

Local Parcel Number
17-07-000-102.068-11

Tax ID:
011-00461-06

Routing Number

Ownership

MC CLURG, BRANDY
12775 W E OLER RD
HAGERSTOWN, IN 47346

Legal

PT NW SEC 7-17-13 2.037A PT NE SEC 7-17-13 0.963A

Property Class 541

Mobile or Manufactured Home - Un

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
1707000

Location Address (1)
12775 W E OLER RD
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Rolling

Public Utilities

ERA

Electricity

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed

Tuesday, April 29, 2025

Review Group

2030

MC CLURG, BRANDY

12775 W E OLER RD

541, Mobile or Manufactured Home - Un

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/14/2025	MC CLURG, BRANDY	2025002452	WD	/	\$166,000	I
12/05/2017	JESSEE, SCOTT A	2017009696	WD	/	\$76,000	V
08/20/2015	JOHNSON, TERRY E	2015006993	AR	/		I
06/17/2015	JOHNSON, TERRY E	2015004853	WD	/	\$69,000	V
06/17/2015	ANDERSON, BONNIE	2015004852	SA	/		I
01/01/1900	ANDERSON, ALFRED	2015004852	SA	/		I

Res

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	☐	☐	☐	☐	☐
\$28,300	Land	\$28,300	\$24,600	\$22,600	\$22,100	\$22,100
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,200	\$15,200
\$8,900	Land Non Res (2)	\$8,900	\$7,700	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$7,100	\$6,900	\$6,900
\$86,900	Improvement	\$86,900	\$75,200	\$69,000	\$70,000	\$66,000
\$86,900	Imp Res (1)	\$86,900	\$75,200	\$51,900	\$52,500	\$49,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$17,100	\$17,500	\$16,900
\$115,200	Total	\$115,200	\$99,800	\$91,600	\$92,100	\$88,100
\$106,300	Total Res (1)	\$106,300	\$92,100	\$67,400	\$67,700	\$64,300
\$8,900	Total Non Res (2)	\$8,900	\$7,700	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$24,200	\$24,400	\$23,800

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
91	A		0	1.980000	1.00	\$4,500	\$4,500	\$8,910	0%	1.0000	0.00	100.00	0.00	\$8,910
82	A	GE	0	0.020000	1.02	\$2,390	\$2,438	\$49	-100%	1.0000	0.00	100.00	0.00	\$00

Notes

8/25/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Calculated Acreage	3.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.02
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.98
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	\$19,400
91/92 Value	\$8,900
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$8,900
CAP 3 Value	\$0
Total Value	\$28,300

Data Source

Aerial

Collector

06/16/2021

jf

Appraiser

08/25/2021

gw

General Information

Occupancy

Single-Family

Description

MH / C

Story Height

1

Style

N/A

Finished Area

1260 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

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

1

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

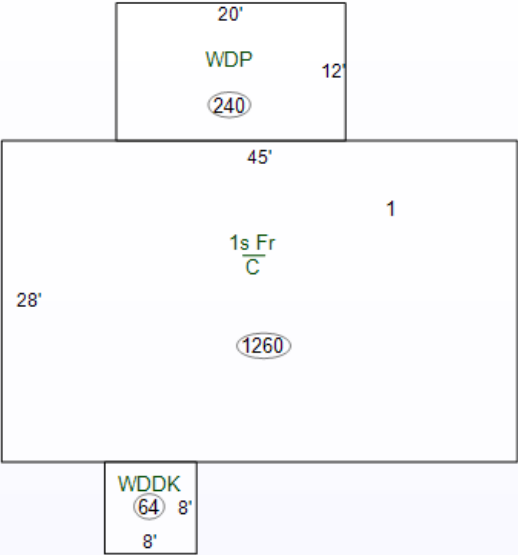
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Patio, Treated Pine	240	\$1,800
Wood Deck	64	\$2,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1260	1260	\$121,000
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1260	0	\$8,600
Slab				
Total Base				\$129,600
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1260
No Elec (-)				\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$135,600
Sub-Total, 1 Units				
Exterior Features (+)				\$4,100
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.85
Replacement Cost				\$94,996

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 / C	1	Wood Fr	D	2001	2001	24	A		0.85		1,260 sqft	\$94,996	26%	\$70,300	20%	100%	1.160	1.000	100.00	0.00	0.00	\$65,200
2: Detached Garage	1	Pole	C	2018	2018	7	A	\$26.08	0.85	\$22.17	28'x32'	\$19,863	6%	\$18,670	0%	100%	1.160	1.000	100.00	0.00	0.00	\$21,700