

89-06-07-000-103.002-020

General Information

Parcel Number
89-06-07-000-103.002-020

Local Parcel Number
17-07-000-103.028-11

Tax ID:
011-00567-02

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

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)
13104 OLIVE BRANCH RD
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

MATHERLY, DEBRA A, BEULAH

Ownership

MATHERLY, DEBRA A, BEULAH E EN
JESSE T MATHERLY JTWROS
13104 OLIVE BRANCH RD
HAGERSTOWN, IN 47346

Legal

LOT 1 ROSE'S SUBDIVISION REPLAT



13104 OLIVE BRANCH RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/22/2012	MATHERLY, DEBRA	2012008893	WD	/	\$72,500	V
03/28/2012	WAYNE, J D	2012002341	QC	/	\$1	I
01/01/1900	WAYNE, J D & SHER	2012002341	QC	/	\$1	I

540, Mobile or Manufactured Home - Pla

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	☐	☐	☐	☐	☐
\$36,800	Land	\$36,800	\$32,000	\$29,400	\$28,800	\$28,800
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,200	\$15,200
\$17,400	Land Non Res (2)	\$17,400	\$15,100	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$13,900	\$13,600	\$13,600
\$83,500	Improvement	\$83,500	\$76,400	\$68,300	\$69,100	\$53,300
\$83,500	Imp Res (1)	\$83,500	\$76,400	\$68,300	\$69,100	\$53,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$120,300	Total	\$120,300	\$108,400	\$97,700	\$97,900	\$82,100
\$102,900	Total Res (1)	\$102,900	\$93,300	\$83,800	\$84,300	\$68,500
\$17,400	Total Non Res (2)	\$17,400	\$15,100	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$13,900	\$13,600	\$13,600

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	3.873000	1.00	\$4,500	\$4,500	\$17,429	0%	1.0000	0.00	100.00	0.00	\$17,430
82	A	GE	0	0.127000	1.02	\$2,390	\$2,438	\$310	-100%	1.0000	0.00	100.00	0.00	\$00

JEFFERSON-114112 (011)/ 1/2

Notes

1/23/2024 PERMIT/CO: 2024 PERMIT# 4407 ADD STORM SHELTER PER F/C

10/4/2021 Misc: 2022: GENERAL REVALUATION

Land Computations

Calculated Acreage	5.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.13
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	3.87
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	\$17,400
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$17,400
CAP 3 Value	\$0
Total Value	\$36,800

Data Source Permit

Collector 04/06/2023 P & Z DEPT.

Appraiser 12/29/2023 gw

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1428 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

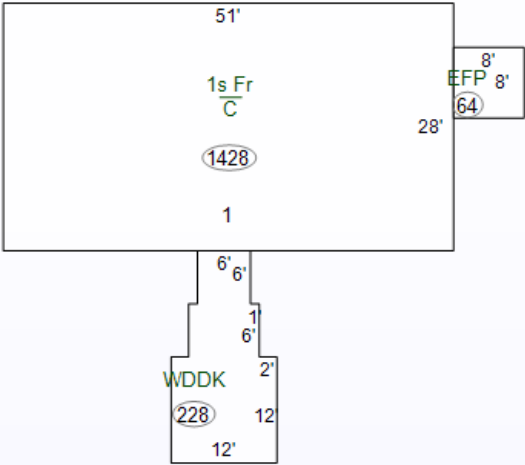
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	64	\$7,800
Wood Deck	228	\$5,000



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1428	1428	\$130,500
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1428	0	\$9,100
Slab				
Total Base				\$139,600
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 (+)				1:1428
No Elec (-)				\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$146,600
Sub-Total, 1 Units				
Exterior Features (+)				\$12,800
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.60
Location Multiplier				0.85
Replacement Cost				\$81,294

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	Wood Fr	E+2	1994	1994	31	F		0.85		1,428 sqft	\$81,294	36%	\$52,030	0%	100%	1.160	1.000	100.00	0.00	0.00	\$60,400
2: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	31	A	\$38.62	0.85	\$32.83	24'x32'	\$25,211	26%	\$18,660	0%	100%	1.160	1.000	100.00	0.00	0.00	\$21,600
3: STORM SHELTER	1		C	2023	2023	2	A	\$26.02	0.85	\$22.12	8'x8'	\$1,415	10%	\$1,270	0%	100%	1.160	1.000	100.00	0.00	0.00	\$1,500