

89-06-07-000-103.003-020

SHERROW, LAURA L & JEFFRE

13136 OLIVE BRANCH RD

540, Mobile or Manufactured Home - Pla

JEFFERSON-114112 (011)/

1/4

General Information

Parcel Number 89-06-07-000-103.003-020
Local Parcel Number 17-07-000-103.038-11

Tax ID: 011-00567-03

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) 13136 OLIVE BRANCH 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

SHERROW, LAURA L & JEFFREY L
13136 OLIVE BRANCH RD
HAGERSTOWN, IN 47346

Legal

LOT 2 ROSE'S SUBDIVISION



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/31/2024 and 01/01/1900.

Notes

10/4/2021 Misc: 2022: GENERAL REVALUATION

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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 9, 82.

Land Computations

Table with columns: Description, Value. Rows include 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 06/16/2021 jf

Appraiser 10/04/2021 en

General Information

Occupancy Single-Family
 Description MH / C
 Story Height 1
 Style N/A
 Finished Area 1428 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
Wood Deck	196	\$4,600
Canopy, Shed Type	200	\$1,600

Plumbing

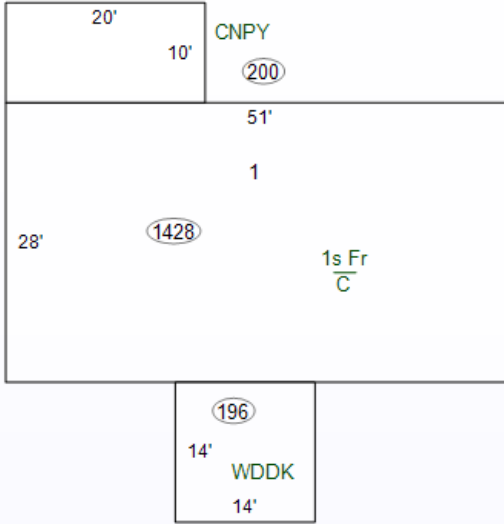
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
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	\$139,600
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1428	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$146,600
Sub-Total, 1 Units	
Exterior Features (+)	\$6,200 \$152,800
Garages (+) 0 sqft	\$0 \$152,800
Quality and Design Factor (Grade)	0.60
Location Multiplier	0.85
Replacement Cost	\$77,928

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	E+2	1994	1994	31 A		0.85		1,428 sqft	\$77,928	30%	\$54,550	25%	100%	1.160	1.000	100.00	0.00	0.00	\$47,500
2: Type 3 Barn	1	T3AW	C	2003	2003	22 A	\$19.27	0.85		30' x 40' x 12'	\$19,084	40%	\$11,450	0%	100%	1.160	1.000	100.00	0.00	0.00	\$13,300
3: Utility Shed	1		D	2003	2003	22 A	\$20.94	0.85	\$14.24	10'x18'	\$2,563	55%	\$1,150	0%	100%	1.160	1.000	0.00	100.00	0.00	\$1,300

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style N/A
Finished Area 576 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	288	\$14,000
Patio, Treated Pine	203	\$1,400

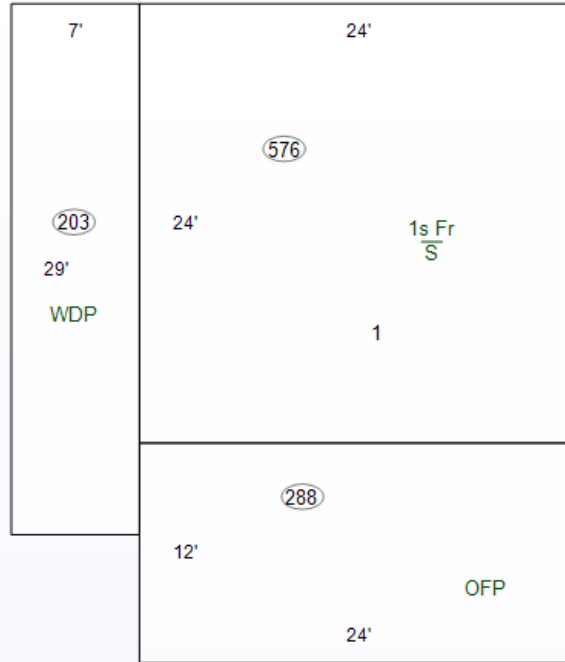
Plumbing

	#	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	1
Living Rooms	1
Dining Rooms	
Family Rooms	
Total Rooms	3

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	576	576	\$70,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	576	0	\$0	
Total Base			\$70,500	

Adjustments

1 Row Type Adj. x 1.00	\$70,500
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
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$70,500

Sub-Total, 1 Units

Exterior Features (+)	\$15,400	\$85,900
Garages (+) 0 sqft	\$0	\$85,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$58,412

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: Single-Family	1	Wood Fr	D	1994	1994	31	A			0.85		576 sqft	\$58,412	30%	\$40,890	0%	100%	1.160	1.000	100.00	0.00	0.00	\$47,400

