

General Information

Parcel Number 89-06-07-000-309.000-020
Local Parcel Number 17-07-000-309.000-11

Tax ID: 011-00130-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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) 7387 MC CULLOUGH RD HAGERSTOWN, IN 47346

Ownership

SHEPHERD, SHERI R
7387 MC CULLOUGH RD
HAGERSTOWN, IN 47346

Legal

W M D SW SEC 7-17-13 1.599A

Transfer of Ownership

Date 01/01/1900 Owner SHEPHERD, SHERI R Doc ID Code Book/Page Adj Sale Price V/I

Notes

10/5/2021 Misc: 2022: GENERAL REVALUATION



Res

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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 06/28/2021 jf

Appraiser 10/05/2021 en

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 \$20,900

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 1237 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, Enclosed Frame	100	\$9,400

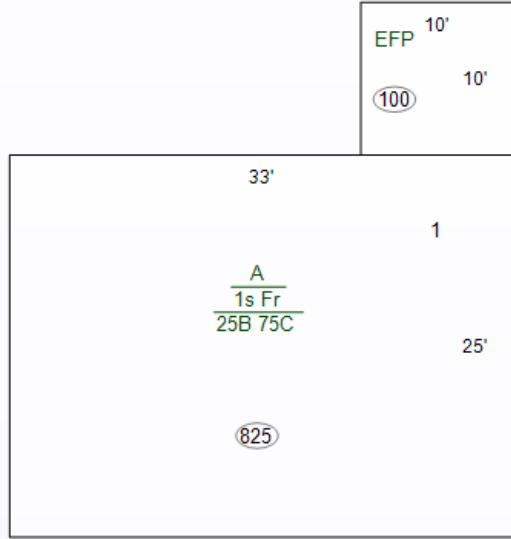
**Plumbing**

	#	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	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	825	825	\$90,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	825	412	\$14,100	
Bsmt	206	0	\$18,100	
Crawl	619	0	\$6,400	
Slab				

<b>Total Base</b>			\$129,200
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$129,200

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

<b>Sub-Total, One Unit</b>	\$129,200
----------------------------	-----------

<b>Sub-Total, 1 Units</b>	
---------------------------	--

Exterior Features (+)	\$9,400	\$138,600
-----------------------	---------	-----------

Garages (+) 0 sqft	\$0	\$138,600
--------------------	-----	-----------

Quality and Design Factor (Grade)	0.85
-----------------------------------	------

Location Multiplier	0.85
---------------------	------

<b>Replacement Cost</b>	\$100,139
-------------------------	-----------

**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: Residential Dwelling	1	Wood Fr	D+1	1920	1960	65	G		0.85			1,856 sqft	\$100,139	42%	\$58,080	5%	100%	1.160	1.000	100.00	0.00	0.00	\$64,000
2: Detached Garage/Boat H	1	Wood Fr	D	1945	1945	80	A		\$46.21	0.85	\$31.42	20'x22'	\$13,826	50%	\$6,910	0%	100%	1.160	1.000	100.00	0.00	0.00	\$8,000
3: Type 3 Barn	1	T3AW	D	1966	1966	59	F		\$19.47	0.85		24' x 48' x 8'	\$11,265	70%	\$3,380	0%	100%	1.160	1.000	100.00	0.00	0.00	\$3,900