

89-06-08-000-308.001-020

PATTON, HERLON & SHELLY R

7261 N JACKSONBURG RD

101, Cash Grain/General Farm

JEFFERSON-114112 (011)/

1/2

General Information

Parcel Number 89-06-08-000-308.001-020
Local Parcel Number 17-08-000-308.010-11

Tax ID: 011-00190-01

Routing Number

Property Class 101
Cash Grain/General Farm

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 1708000

Location Address (1)
7261 N JACKSONBURG RD
HAGERSTOWN, IN 47346

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Low
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

PATTON, HERLON & SHELLY R
7261 N JACKSONBURG RD
HAGERSTOWN, IN 47346

Legal

PT SW SEC 8-17-13 5.983A



Transfer of Ownership

Date 01/01/1900
Owner PATTON, HERLON &
Doc ID
Code CO
Book/Page /
Adj Sale Price
V/I

Notes

8/27/2021 Misc: 2022 GENERAL REVALUATION
11/17/2020 Misc: 2021.ADD DET/GAR, CHANGE
CONCP TO WDDK, CORRECTED DWELLING PER
F/C

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics like Calculated Acreage (5.98), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (5.98), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.29), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (4.69), Farmland Value (\$3,060), Measured Acreage (4.69), Avg Farmland Value/Acre (652), Value of Farmland (\$3,060), Classified Total (\$0), Farm / Classified Value (\$3,100), Homesite(s) Value (\$19,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,400), CAP 2 Value (\$3,100), CAP 3 Value (\$0), and Total Value (\$22,500).

Data Source Permit

Collector 06/29/2021 jf

Appraiser 08/27/2021 gw

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 2360 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	480	\$9,600
Porch, Enclosed Masonry	234	\$16,200

**Plumbing**

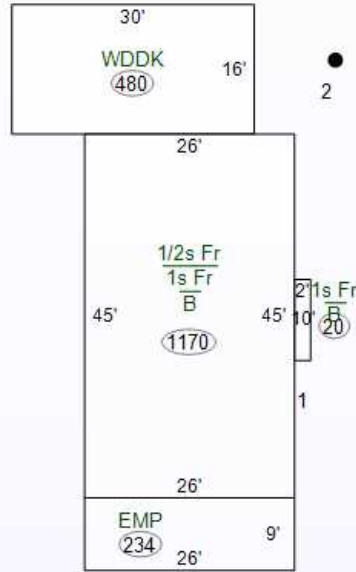
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1190	1190	\$117,700	
2					
3					
4					
1/4					
1/2	1Fr	1170	1170	\$44,800	
3/4					
Attic					
Bsmt		1190	0	\$39,200	
Crawl					
Slab					

**Total Base** \$201,700

**Adjustments** 1 Row Type Adj. x 1.00 \$201,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1190 1/2:1170 \$5,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$207,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$25,800	\$233,100
Garages (+) 0 sqft	\$0	\$233,100
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

**Replacement Cost** \$208,042

**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+1	1910	1910	115	G		0.85		3,550 sqft	\$208,042	40%	\$124,830	0%	100%	1.160	1.000	100.00	0.00	0.00	\$144,800
2: Detached Garage	1	Wood Fr	C+1	1910	1910	115	A	\$55.64	0.85	\$49.66	20'x16'	\$52,696	45%	\$28,980	0%	100%	1.160	1.000	0.00	0.00	100.00	\$33,600
3: Detached Garage/Boat H	1	Wood Fr	C	1997	1997	28	A	\$33.88	0.85	\$28.80	28'x40'	\$32,254	24%	\$24,510	0%	100%	1.160	1.000	100.00	0.00	0.00	\$28,400
4: Type 3 Barn	1	T3AW	C	2003	2003	22	A	\$16.13	0.85		40' x 60' x 12'	\$25,259	40%	\$15,160	0%	100%	1.000	1.000	100.00	0.00	0.00	\$15,200