

89-06-18-000-315.000-020

WILLIS, FRED A B L/E REM TO J

13091 JONES RD

101, Cash Grain/General Farm

JEFFERSON-114112 (011)/ 1/2

General Information

Parcel Number
89-06-18-000-315.000-020
Local Parcel Number
17-18-000-315.000-11

Tax ID:
011-00721-00

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
1718000

Location Address (1)
13091 JONES RD
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

WILLIS, FRED A B L/E REM TO JOHN
FRED A B WILLIS REVOCABLE LIVIN
13091 JONES RD
HAGERSTOWN, IN 47346

Legal

PT SW SEC 18-17-13 1.01A PT SW SEC 18-17-13
10.88A PT SW SEC 18-17-13 2.71A



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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (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

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

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Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I

Agricultural

Notes

8/24/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Table with columns for various land computation metrics (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.) and their values

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1572 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	308	\$18,000
Stoop, Masonry	120	\$3,500
Canopy, Roof Extension	120	\$1,900
Wood Deck	140	\$3,700

Plumbing

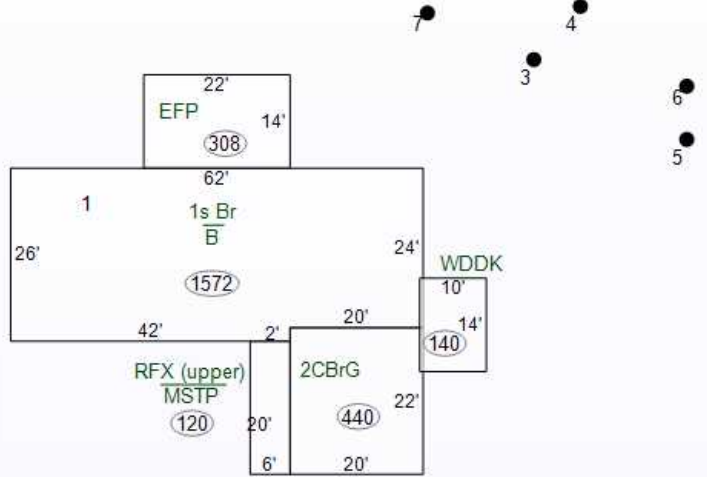
TF
Full Bath 2 6
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 8

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 1
Family Rooms 0
Total Rooms 6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1572	1572	\$153,200	
2				
3				
4				
2 1/4				
1/2				
3/4				
Attic				
Bsmt	1572	0	\$46,500	
Crawl				
Slab				

Total Base \$199,700

Adjustments 1 Row Type Adj. x 1.00 \$199,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:660	\$7,600
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1572	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$222,700

Sub-Total, 1 Units

Exterior Features (+)	\$27,100	\$249,800
Garages (+) 440 sqft	\$19,400	\$269,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$240,261

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	Brick	C+1	1981	1981	44	A		0.85		3,144 sqft	\$240,261	30%	\$168,180	0%	100%	1.160	1.000	100.00	0.00	0.00	\$195,100
2: Barn, Pole (T3)	1	T3AW	C	1990	1990	35	A	\$17.13	0.85		35' x 36' x 10'	\$17,292	55%	\$7,780	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,800
3: Car Shed	1		E	2002	2002	23	F	\$34.96	0.85	\$9.82	12'x30'	\$3,534	50%	\$1,770	0%	100%	1.160	1.000	0.00	100.00	0.00	\$2,100
4: Detached Garage/Boat H	1	Pole	C	2001	2001	24	A	\$23.01	0.85	\$19.56	42'x36'	\$29,572	22%	\$23,070	0%	100%	1.160	1.000	100.00	0.00	0.00	\$26,800
5: Lean-to	1	Concrete	D	1910	1910	115	A	\$7.91	0.85		15'x30' x 6'	\$2,420	65%	\$850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
6: Type 2 Barn	1		C	1910	1910	115	A	\$38.59	0.85		30' x 40' x 12'	\$37,159	65%	\$13,010	0%	100%	1.000	1.000	0.00	0.00	100.00	\$13,000
7: Utility Shed	1		D	2001	2001	24	A	\$20.94	0.85	\$14.24	12'x14'	\$2,392	55%	\$1,080	0%	100%	1.160	1.000	0.00	100.00	0.00	\$1,300