

89-06-19-000-101.000-020

RETFERFORD, JOHN R

13260 STOMM RD

101, Cash Grain/General Farm

JEFFERSON-114112 (011)/

1/2

General Information

Parcel Number 89-06-19-000-101.000-020
Local Parcel Number 17-19-000-101.000-11

Tax ID: 011-00022-00

Routing Number

Property Class 101 RENTAL
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 1719000

Location Address (1) 13260 STOMM RD HAGERSTOWN, IN 47346

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

Ownership

RETFERFORD, JOHN R
13010 STOMM RD
HAGERSTOWN, IN 47346

Legal

ND NW SEC 19-17-13 12.725A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 02/13/2025 and 01/01/1900.

Notes

8/27/2021 Misc: 2022: GENERAL REVALUATION



Agricultural

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

Table with columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (12.73), Actual Frontage (0), Parcel Acreage (12.73), etc.

Data Source Aerial

Collector 08/27/2021 jf

Appraiser 08/27/2021 en

Total Value \$45,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1118 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 | 185  | \$12,800 |
| Patio, Concrete       | 308  | \$2,200  |
| Porch, Enclosed Frame | 264  | \$17,000 |

**Plumbing**

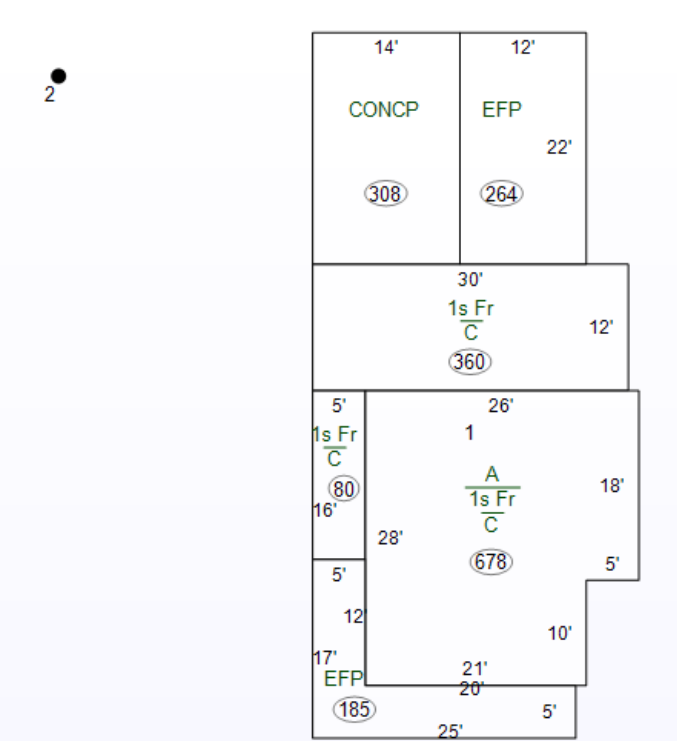
**# TF**  
**Full Bath** 1 3  
**Half Bath** 0 0  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1  
**Add Fixtures** 0 0  
**Total** 3 5

**Accommodations**

**Bedrooms** 2  
**Living Rooms** 1  
**Dining Rooms** 1  
**Family Rooms** 0  
**Total Rooms** 5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr        | 1118 | 1118   | \$113,100 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        | 678  | 0      | \$6,900   |        |
| Bsmt         |      |        |           |        |
| Crawl        | 1118 | 0      | \$8,100   |        |
| Slab         |      |        |           |        |

**Total Base** \$128,100

**Adjustments** 1 Row Type Adj. x 1.00 \$128,100

|                  |                     |
|------------------|---------------------|
| 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 \$0 |
| Spec Plumb (+)   | \$0                 |
| Elevator (+)     | \$0                 |

**Sub-Total, One Unit** \$128,100

**Sub-Total, 1 Units**

Exterior Features (+) \$32,000 \$160,100

Garages (+) 0 sqft \$0 \$160,100

Quality and Design Factor (Grade) 0.70

Location Multiplier 0.85

**Replacement Cost** \$95,260

**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     | D-1   | 1920       | 1920     | 105 A         |           | 0.85 |          | 1,796 sqft     | \$95,260 | 50%      | \$47,630      | 0%      | 100% | 1.160 | 1.000 | 100.00 | 0.00  | 0.00  | \$55,300     |
| 2: Type 3 Barn          | 1            | T3AW        | C     | 1987       | 1987     | 38 F          | \$19.91   | 0.85 |          | 24' x 44' x 8' | \$16,249 | 60%      | \$6,500       | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00  | 0.00  | \$6,500      |