

89-06-19-000-102.000-020

General Information

Parcel Number
89-06-19-000-102.000-020

Local Parcel Number
17-19-000-102.000-11

Tax ID:
011-00507-00

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
1719000

Location Address (1)
13010 STOMM RD
HAGERSTOWN, IN 47346

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

RETHETFORD, JOHN R

Ownership

RETHETFORD, JOHN R
13010 STOMM RD
HAGERSTOWN, IN 47346

Legal

PT NW SEC 19-17-13 23.94A

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$74,900	Land	\$74,900	\$69,800	\$59,600	\$50,000	\$45,100
\$19,400	Land Res (1)	\$19,400	\$16,900	\$15,500	\$15,200	\$15,200
\$55,500	Land Non Res (2)	\$55,500	\$52,900	\$44,100	\$34,800	\$29,900
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$147,200	Improvement	\$147,200	\$131,700	\$122,600	\$130,800	\$115,000
\$147,200	Imp Res (1)	\$147,200	\$131,700	\$98,300	\$99,400	\$90,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$24,300	\$31,400	\$24,200
\$222,100	Total	\$222,100	\$201,500	\$182,200	\$180,800	\$160,100
\$166,600	Total Res (1)	\$166,600	\$148,600	\$113,800	\$114,600	\$106,000
\$55,500	Total Non Res (2)	\$55,500	\$52,900	\$44,100	\$34,800	\$29,900
\$0	Total Non Res (3)	\$0	\$0	\$24,300	\$31,400	\$24,200

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

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
9	A		0	1.000000	1.00	\$19,400	\$19,400	\$19,400	0%	1.0000	100.00	0.00	0.00	\$19,400
4	A	CRA	0	19.780000	1.02	\$2,390	\$2,438	\$48,224	0%	1.0000	0.00	100.00	0.00	\$48,220
4	A	TR	0	2.100000	1.28	\$2,390	\$3,059	\$6,424	0%	1.0000	0.00	100.00	0.00	\$6,420
71	A	CRA	0	0.560000	1.02	\$2,390	\$2,438	\$1,365	-40%	1.0000	0.00	100.00	0.00	\$820
82	A		0	0.500000	1.00	\$2,390	\$2,390	\$1,195	-100%	1.0000	0.00	100.00	0.00	\$00

13010 STOMM RD

101, Cash Grain/General Farm

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/13/2025	RETHETFORD, JOHN	2025000918	QC	/	\$0	I
01/01/1900	RETHETFORD, JOHN		CO	/		I

Agricultural

Notes

8/27/2021 Misc: 2022: GENERAL REVALUATION

Land Computations

Calculated Acreage	23.94
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	23.94
81 Legal Drain NV	0.00
82 Public Roads NV	0.50
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	22.44
Farmland Value	\$55,460
Measured Acreage	22.44
Avg Farmland Value/Acre	2471
Value of Farmland	\$55,450
Classified Total	\$0
Farm / Classified Value	\$55,500
Homesite(s) Value	\$19,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,400
CAP 2 Value	\$55,500
CAP 3 Value	\$0
Total Value	\$74,900

Collector 07/08/2021 jf

Appraiser 08/27/2021 en

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	2760 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	160	\$8,300
Porch, Enclosed Frame	150	\$11,600

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	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1680	1680	\$145,600	
2					
3					
4					
1/4					
1/2	1Fr	1080	1080	\$42,700	
3/4					
Attic					
Bsmt		540	0	\$25,300	
Crawl		1140	0	\$8,200	
Slab					

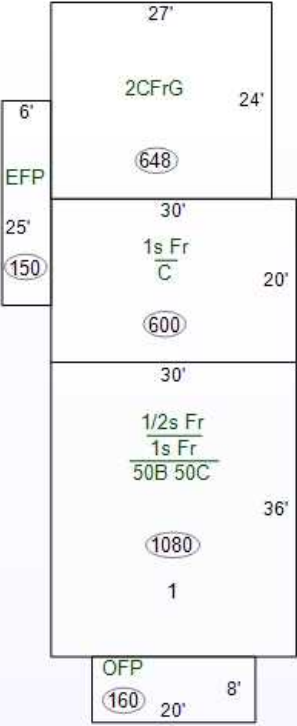
	Total Base	\$221,800
Adjustments	1 Row Type Adj. x 1.00	\$221,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1680 1/2:1080 \$6,500
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$1,800
Elevator (+)	\$0

Sub-Total, One Unit	\$232,500
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Sub-Total, 1 Units	
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Exterior Features (+)	\$19,900	\$252,400
Garages (+) 648 sqft	\$26,000	\$278,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$212,976



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

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	D+2	1920	1939	86 A		0.85		3,300 sqft	\$212,976	50%	\$106,490	0%	100%	1.160	1.000	100.00	0.00	0.00	\$123,500
2: Type 3 Barn	1	T3AW	C	2003	2003	22 A	\$13.74	0.85		56' x 80' x 14'	\$39,494	40%	\$23,700	0%	100%	1.000	1.000	100.00	0.00	0.00	\$23,700