

89-06-30-000-101.002-020

General Information

Parcel Number
89-06-30-000-101.002-020

Local Parcel Number
17-30-000-101.020-11

Tax ID:
011-00102-02

Routing Number

MC DONALD, MICHAEL A & KAT

Ownership

MC DONALD, MICHAEL A & KATHERI
13233 HASKELL PL
CARMEL, IN 46074

STATE RD 38

Transfer of Ownership

Date
01/01/1900

Owner
MC DONALD, MICHA

Doc ID
CO

Code
/

Book/Page
I

Adj Sale Price
V/I

100, Vacant Land

Notes

7/29/2021 Misc: 2022 GENERAL REVALUATION

Property Class 100
Vacant Land

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

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
1730000

Location Address (1)
STATE RD 38
HAGERSTOWN, IN 47346

Assessment Year
2025

Reason For Change
AA

As Of Date
04/22/2025

Valuation Method
Indiana Cost Mod

Equalization Factor
1.0000

Notice Required
☐

Land
\$120,400

Land Res (1)
\$0

Land Non Res (2)
\$120,400

Land Non Res (3)
\$0

Improvement
\$0

Imp Res (1)
\$0

Imp Non Res (2)
\$0

Imp Non Res (3)
\$0

Total
\$120,400

Total Res (1)
\$0

Total Non Res (2)
\$120,400

Total Non Res (3)
\$0

2024

AA

04/17/2024

Indiana Cost Mod

1.0000

☐

\$114,900

\$0

\$114,900

\$0

\$0

\$0

\$0

\$0

\$114,900

\$0

\$114,900

\$0

2023

AA

04/20/2023

Indiana Cost Mod

1.0000

☐

\$95,700

\$0

\$95,700

\$0

\$0

\$0

\$0

\$0

\$95,700

\$0

\$95,700

\$0

2022

AA

04/22/2022

Indiana Cost Mod

1.0000

☐

\$75,600

\$0

\$75,600

\$0

\$0

\$0

\$0

\$0

\$75,600

\$0

\$75,600

\$0

2021

AA

04/16/2021

Indiana Cost Mod

1.0000

☐

\$65,000

\$0

\$65,000

\$0

\$0

\$0

\$0

\$0

\$65,000

\$0

\$65,000

\$0

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

Land Type

Pricing Metho d

Soil ID

Act Front.

Size

Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Market Factor

Cap 1

Cap 2

Cap 3

Value

4

A

CRA

0

21.880000

1.02

\$2,390

\$2,438

\$53,343

0%

1.0000

0.00

100.00

0.00

\$53,340

4

A

SH

0

0.690000

1.11

\$2,390

\$2,653

\$1,831

0%

1.0000

0.00

100.00

0.00

\$1,830

4

A

SUB3

0

15.460000

0.77

\$2,390

\$1,840

\$28,446

0%

1.0000

0.00

100.00

0.00

\$28,450

4

A

SUC3

0

8.750000

0.68

\$2,390

\$1,625

\$14,219

0%

1.0000

0.00

100.00

0.00

\$14,220

4

A

TR

0

6.200000

1.28

\$2,390

\$3,059

\$18,966

0%

1.0000

0.00

100.00

0.00

\$18,970

5

A

CRA

0

0.410000

1.02

\$2,390

\$2,438

\$1,000

-60%

1.0000

0.00

100.00

0.00

\$400

5

A

SH

0

2.000000

1.11

\$2,390

\$2,653

\$5,306

-60%

1.0000

0.00

100.00

0.00

\$2,120

5

A

SUB3

0

0.380000

0.77

\$2,390

\$1,840

\$699

-60%

1.0000

0.00

100.00

0.00

\$280

5

A

SUC3

0

0.580000

0.68

\$2,390

\$1,625

\$943

-60%

1.0000

0.00

100.00

0.00

\$380

6

A

CRA

0

0.720000

1.02

\$2,390

\$2,438

\$1,755

-80%

1.0000

0.00

100.00

0.00

\$350

6

A

SUB3

0

0.100000

0.77

\$2,390

\$1,840

\$184

-80%

1.0000

0.00

100.00

0.00

\$40

82

A

0

1.902000

1.00

\$2,390

\$2,390

\$4,546

-100%

1.0000

0.00

100.00

0.00

\$00

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard
☐

Public Utilities
Electricity
☐

Streets or Roads
Paved
☐

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

Data Source
Aerial

Collector
06/10/2021 jf

Appraiser
07/29/2021 en

Land Computations

Calculated Acreage
59.07

Actual Frontage
0

Developer Discount
☐

Parcel Acreage
59.07

81 Legal Drain NV
0.00

82 Public Roads NV
1.90

83 UT Towers NV
0.00

9 Homesite
0.00

91/92 Acres
0.00

Total Acres Farmland
57.17

Farmland Value
\$120,380

Measured Acreage
57.17

Avg Farmland Value/Acre
2106

Value of Farmland
\$120,400

Classified Total
\$0

Farm / Classified Value
\$120,400

Homesite(s) Value
\$0

91/92 Value
\$0

Supp. Page Land Value

CAP 1 Value
\$0

CAP 2 Value
\$120,400

CAP 3 Value
\$0

Total Value
\$120,400

