89-06-31-000-202.001-014	LITTLE,			EY & DA\	/ 127	95 SWOV	ELAND			-		vell - Ur	platte	d (0 to 9.9	CLAY/HARRISON-955063	(^{1/2}
General Information			nership					Tra		of Owners					Notes	
Parcel Number			RADLEY 8	& DAVINA	Date	ə 0	wner		C	Doc ID Co	ode Bo	ok/Page	Adj Sa	le Price V/I	10/16/2023 Sales Disclosure: 2024 SA REVIEW	LES
89-06-31-000-202.001-014	12795 SV HAGERS				03/1			VID BRAD	2023		WD	1	\$	295,000 I		
Local Parcel Number 26-31-000-202.010-09		,			01/0	1/1900 G	RAHAM,	RONALD L			CO	1		I		
Tax ID:			Legal													
009-00163-01	PT NE SEC															
Routing Number																
Property Class 511 1 Family Dwell - Unplatted (0 to 9.9			luation Re		ork In P	rogress va	lues are	not certifie	d value	Res		et to ch	ange)			
Year: 2025		2025	Assessm			2028	_	2024		2023	e subje	202		2021		
Location Information		WIP		For Chang	<u>م</u>	AA		AA		AA		202 A		AA		
County	02/10	9/2025	As Of Da	-	e	04/22/202		04/17/2024	0	4/20/2023		04/22/202		04/16/2021		
WAYNE	Indiana Co			n Method	Indi	ana Cost Mo		a Cost Mod		Cost Mod		a Cost Mo		na Cost Mod		
Township		1.0000		tion Facto		1.000		1.0000	mulana	1.0000	maian	1.000		1.0000		
HARRISON TOWNSHIP		1.0000	Notice R		•		0						0			
District 014 (Local 009)	\$	26,500	Land	•		\$26,500	0	\$23,100		\$21,000		\$21,00	0	\$21,000		
HARRISON TOWNSHIP		18,600	Land Re	es (1)		\$18,600		\$16,200		\$14,700		\$14,70		\$14,700		
School Corp 8305	:	\$7,900		on Res (2)		\$7,900		\$6,900		\$0		\$		\$0		
NETTLE CREEK		\$0		on Res (3)		\$0.40.000	_	\$0		\$6,300		\$6,30	_	\$6,300		
Neighborhood 955063-009		40,000 40,000	Improver			\$240,000 \$240,000		\$206,900 \$206,900		\$184,000 \$171,100		\$186,10 \$173,10		\$164,800 \$152,600		
CLAY/HARRISON-955063 (009)	ΨĽ	\$0		n Res (2)		\$(\$0	,	\$0		\$		\$0		
Section/Plat		\$0		n Res (3)		\$(\$0		\$12,900		\$13,00	0	\$12,200		
2631000		66,500	Total	()		\$266,500		\$230,000		\$205,000		\$207,10		\$185,800		
		58,600 \$7,900	Total Re	es (1) on Res (2)		\$258,600 \$7,900		\$223,100 \$6,900	5	185,800 \$0		\$187,80 \$		\$167,300 \$0	Land Computations	
Location Address (1) 12795 SWOVELAND RD		\$0,900 \$0		on Res (2)		¢7,900 \$(\$0,900 \$0		\$19,200		ۍ \$19,30		\$18,500	Calculated Acreage	3.04
HAGERSTOWN, IN 47345		+-	1		rd Dept	h: Res 100			: Res ′)'. CI 10			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Actual Frontage	0
	Pric	ing Soil									. ,		,		Developer Discount	2.04
Zoning	Type Wet	ho ID	Act Front.	Size	Factor	Rate	Adj Rate		Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage 81 Legal Drain NV	3.04 0.00
	u a		0	1 000000	1 00	¢10.000	¢10 c00	¢19.600	00/	1 0000	100.00	0.00	0.00	¢10,600	82 Public Roads NV	
Subdivision	• • • •			1.000000	1.00	\$18,600	\$18,600		0%		100.00	0.00	0.00	\$18,600	83 UT Towers NV	0.11
	91 A			1.922000	1.00	\$4,100	\$4,100		0%	1.0000	0.00		0.00	\$7,880		0.00
Lot	82 A	GE	0	0.114000	1.02	\$2,390	\$2,438	\$278	-100%	1.0000	0.00	100.00	0.00	\$00	9 Homesite 91/92 Acres	1.00 1.92
															Total Acres Farmland	
Market Model																0.00
N/A															Farmland Value	\$0
Characteristics															Measured Acreage	0.00
Topography Flood Hazard															Avg Farmland Value/Acre Value of Farmland	0.0
Rolling																\$0 ©0
Public Utilities ERA															Classified Total Farm / Classifed Value	\$0 \$0
Electricity																\$0 £18.600
															Homesite(s) Value	\$18,600
Streets or Roads TIF															91/92 Value	\$7,900
															Supp. Page Land Value	¢10 c00
Neighborhood Life Cycle Stage Static															CAP 1 Value CAP 2 Value	\$18,600 \$7,900
Printed Tuesday, April 29, 2025															CAP 3 Value	900, <i>ہ</i> پ \$0
Review Group 2030	Data Sou		rial	60	llector	03/14/202	3 Cal	<u>م</u>		Annraisor	03/14	/2023	ih			¢00 500

Review Group 2030 Data Source Aerial

Collector 03/14/2023 Sale

Appraiser 03/14/2023 jb

Total Value

\$26,500

Description Residential Dwelling Full Bath 2 6 Shory Height 1/12 Hef Bath 1 2 Floor Finish Total 5 10 Bath Carpet Accommodations 3 Sub & Job Carpet Accommodations 3 Wood Other Dining Rooms 1 Paneling Other Exterior Features 0 Planet/Dywall Other Central Warm Air 672 358 38.100 Crawl Stabe Other Accommodations 672 36 38.100 Planeting Other Accommodations 672 36 38.100 27 Description Acra Value 672 36 38.100 28 Paneling Other Acra Value 672 1 1 26 <t< th=""><th>General Information</th><th>Plum</th><th>bing</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th>Cost La</th><th>dder</th><th></th><th></th></t<>	General Information	Plum	bing													Cost La	dder		
Story Height 11/2 Haft Bahn 1 2 Wide Note Kitchon Sinks 1 1 Filos Height 11/2 Kitchon Sinks 1 1 Back Carpet Accommodations 3 4 1/4 1/4 1/4 1/4 1/4 3/4 1/4 1/2			#	TF									Floo	r Constr	Base				Total
By E N/A Kitchen Sinks 1 Inished Area 2624 sqti Xitchen Sinks 1 Add Fixtures 1 Add Fixtures 1 Add Fixtures 1 Add Fixtures 1 Sub & Joint Unfinished Statures 1 Vood Unfinished Unfinished Statures 1 Vood Unfinished Statures 1 1 Vood Unfinished Statures 1 1 Paster/Dywall Unfinished Statures 1 1 2 Paster/Dywall Unfinished Statures 1 1 2 Viaster/Dywall Unfinished Statures 1 1 2 Paster/Dywall Unfinished Statures 1 1 2 Paster/Dywall Unfinished Statures 1 1 2 Paster/Dywall Unfinished Statures 1 1 1 Statures 1 1 1 1 1 1 Statures 1 1 </td <td></td> <td>Full Bath</td> <td>2</td> <td>6</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1</td> <td>1Fr</td> <td>1144</td> <td>1144</td> <td>\$1</td> <td>14,600</td> <td></td>		Full Bath	2	6									1	1Fr	1144	1144	\$1	14,600	
Tinishad Area 2824 sqt Water Heaters 1 1 Aake Water Heaters 1 1 Aake Add Fixtures 0 0 Earth Tile 24' 24' 24' 24' Stab Oter Living Rooms 1 1 12' 17' 14' 144' 12' 14' Wood Other Living Rooms 1 1 15' 7' 20'' 20'' 33'' 33'' 12'' 11'' 14'' 14'' 12'' 14'' 12'' 14'' 12'' 11'' 12'' 1'' <td></td> <td>Half Bath</td> <td>1</td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		Half Bath	1	2									2						
Alde Add Fixtures 0 0 Floor Finish Total 5 10 Earth Total 5 10 Stab Carpet Accommodations Bedrooms 3 Wood Other Extremos 6 34 Parquet Dining Rooms 1 1/2s Fr A A Paster/Drywall Other Heat Type 672 24 0 Crawl Paster/Drywall Other Heat Type 672 8 7 <		Kitchen Sinks	1	1		10	Y I						• 3						
Hand Floor Finish Total 0 0 Granh Title 5 10 Stab Carpet Accommodations 3 Wood Other Living Rooms 1 Paraquet Dining Rooms 1 Paneling Other Heat Type Built-Up v] Metal Agenati 672 Built-Up v] Metal Agenati 672 Nood Deck 100 \$2.800 Stab Stab Certral Warm Air Built-Up v] Metal Agenati 672 Built-Up v] Metal Agenati 1 Paneling Other Heat Type Built-Up v] Metal Asphati 1 Nood Deck 100 \$2.800 Yescription Count Value Oper frame 288 \$14.000 Yood Deck 100 \$2.800 Spec Fighton Count Value Mood Deck 100 \$2.800 Spec Fighton Count Value Spec Fighton Count Value <td></td> <td>Water Heaters</td> <td>1</td> <td>1</td> <td>W</td> <td>DDK "</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		Water Heaters	1	1	W	DDK "						2	4						
Earth Tile Total 5 to 24 72 72 72 74		Add Fixtures	0	0	Ċ	100							1/4						
ath The 34 Sub & Joist Unfinished Bedrooms 3 Wood Other Living Rooms 1 Parquet Dining Rooms 1 Parquet Family Rooms 1 Parquet Family Rooms 1 Plaster/Drywall Unfinished Heat Type Fiberboard Heat Type Buit-Up Media Asphalt Buit-Up Media Asphalt Stop Central Warm Air Buit-Up Metal Asphalt Stop Stop Stop Stop Stop Stop Stop Grade Yae Stop Stop Rea Bescription Area Value Stop Stop Stop Stop Grade Yae Stop Stop Rate Kerription Area Yae Stop Stop Stop Stop Stop Ard Modely Yae Rate S		Total	5	10		rL	24'						1/2	1Fr	1144	1144	\$	644,300	
Attic 672 336 512,300 Viol Other Living Rooms 1 Parquet Dining Rooms 1 1/22 Fr A 26' Wall Finish Family Rooms 1 1/22 Fr A 26' Paster/Drywall Other Family Rooms 1 1/22 Fr A 26' Paster/Drywall Other Heat Type Central Warn Air 672 24' Stab Built-Up Metal Asphalt State Total Rooms 672 3/8 512,300 Built-Up Metal Asphalt State Total Rooms 672 24' 0/8 520 Built-Up Metal Asphalt State Total Base 520 1 0/7 520 1 0/7 520 1 0/7 1 0/7 520 1 0/7 1 1 0/7 1 0/7 1 1 1 0/7 1 1 1 1 1 1 1 1 1 1 1 1 1								401					3/4						
Sub & Mod Other Living Rooms 1 Parquet Dining Rooms 1 Parquet Dining Rooms 1 Parquet Total Rooms 1 Pareling Other Heat Type Pareling Other Heat Type Pareling Other Heat Type Built-Up Metal Asphalt State Till Built-Up Metal Asphalt State Till Till Built-Up Metal Asphalt State Till Till Till Till Built-Up Metal Asphalt State Till		Accommo	odations	;		288	OFP	12					Attic		672	336	\$	512,300	
Living Rooms Living Rooms 1 Parquet Dining Rooms 1 Paster/Drywall Unfinished Paneling Other Heater/Drywall Unfinished Paneling Other Built-Up Metal Stab Total Base Stab Total Base Stab Total Rooms Built-Up Metal Stab Total Rooms Built-Up Metal Stab Total Rooms CFP 352 Stab The provide restrict rest		Bedrooms		3		\sim							Bsm	t	1144	0	\$	38,100	
Wall Finish Family Rooms 1 Plaster/Drywall Unfinished Paneling Other Fiberboard Heat Type Central Warm Air 1 Image: State of the s		Living Rooms		1			44'		2	28'			Crav	/I					
Vall Finish Family Rooms 1 Image: Planeling Other Image: Planeling Other Image: Planeling Other Image: Planeling Other Image: Planeling	Parquet	Dining Rooms		1			1	/2s Fr		^			Slab						
Note Note <th< td=""><td></td><td>Family Rooms</td><td></td><td>1</td><td></td><td></td><td>-</td><td>1s Fr</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Tota</td><td>al Base</td><td>\$209,30</td></th<>		Family Rooms		1			-	1s Fr									Tota	al Base	\$209,30
Paneling Other Heat Type GT Other Other Ext Liv Units (+) Ext Liv Units (+) Rec Room (+) Loft (+) Fireplace (+) Loft (+) Fireplace (+) Loft (+) Fireplace (+) No Heating (-) A/C (+) 1:1144 1/2:1144 S Wood Shingle Other Other Area Value Value Value No Heating (-) A/C (+) 1:1144 1/2:1144 S Porch, Open Frame 352 \$15,600 Specialty Plumbing Specialty Plumbing (+/-) 10 - 5 = 5 x \$800 S Porch, Open Frame 288 \$14,000 Specialty Plumbing Specialty Plumbing Elevator (+) Sub-Total, 1 Units Elevator (+) Sub-Total, 1 Units Wood Deck 100 \$2.800 Description Count Value Sub-Total, 1 Units Sub-Total, 1 Units Exterior Features (+) \$32.400 \$22.400		Total Rooms		6				B			24'		Adju	stments	1	Row Typ	e Adj.	. x 1.00	\$209,30
Image: State Sta			_	_		(1144)			-	~			Unfir	ı Int (-)					\$
Roofing Asphalt State Tile OFP 352 8' Loft (+) Loft (+) Loft (+) Loft (+) No Heating (-) A/C (+) 1:1144 1/2:1144 S Wood Shingle OFP 352 8' No Heating (-) A/C (+) 1:1144 1/2:1144 S Porch, Open Frame 352 \$15,600 Specialty Plumbing Plumbing (+/-) 10 - 5 = 5 x \$800 S Specialty Plumbing (+) Elevator (+) Elevator (+) Elevator (+) Sub-Total, One Unit \$21 Vood Deck 100 \$2,800 Description Count Value Sub-Total, One Unit \$21 Vood Deck 100 \$2,800 Description Count Value Sub-Total, One Unit \$21 Exterior Features (+) \$32,400 \$25 \$32,400 \$25 \$32 \$32 \$32,400 \$25 Obsecription Count Value Sub-Total, One Unit \$21 \$24 \$26,000 \$27 Quality and Design Factor (Grade) Location Multiplier Rescription Res Norm Renain. Abn Abn Abn Abn									6	(2)			Ex L	v Units (+)				\$
Notifie OFP '352'' 8'' Fireplace (+) Not Heating (-) All the tripplace (+) All the triplace (+) All the tripplace (+) <td>Fiberboard</td> <td>Central Warm A</td> <td>Nir 🛛</td> <td></td> <td></td> <td></td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Rec</td> <td>Room (+)</td> <td></td> <td></td> <td></td> <td></td> <td>\$</td>	Fiberboard	Central Warm A	Nir 🛛				1						Rec	Room (+)					\$
Built-Up ▼Metal Asphalt Slate Tile OFP Sub Fireplace (+) No Heating (-) A/C (+) 1:1144 1/2:1144 Sub A/C (+) 1:1144 1/2:1144 Sub No Elec (-) Plumbing (+/-) 10 - 5 = 5 x \$800 \$\$ \$\$ Speciality Plumbing Speciality Plumbing Speciality Plumbing Speciality Plumbing Sub-Total, 1 Units Sub-Total, 1 Uni	Roofing	1					6	50					Loft	(+)					\$
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Speciality Plumbing Area Value Area Area Value Area Value Area Value Area Speciality Plumbing Plumbing (+/-) 10 - 5 = 5 x 800 Spec Plumb (+) Spec													No H	eating (-)					\$
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Wood Deck 100 \$2,800 Specially Fullibility Count Value Sub-Total, One Unit \$21 Description Count Value Sub-Total, 1 Units Exterior Features (+) \$32,400 \$25 Garages (+) 672 sqft \$26,000 \$27 Quality and Design Factor (Grade) Location Multiplier Location Multiplier Location Multiplier Keplacement Cost \$24 Story Constr Year Eff Co Base LCM Adj Size RCN Norm Remain. Abn Obs PC Nbhd Mrkt Cap 1 Cap 2 Cap 3 Improv	· ·											_	Spec	Plumb (+	-)				\$
Count Value Sub-Total, One Unit S21 Sub-Total, 1 Units Sub-Total, 1 Units Exterior Features (+) \$32,400 \$25 Garages (+) 672 sqft \$26,000 \$27 Quality and Design Factor (Grade) Location Multiplier Location Multiplier Replacement Cost \$24 Description Story Constr Grade Year Eff Co Base LCM Adj Size RCN Norm Remain. Abn PC Nohd Mrkt Cap 1 Cap 2 Cap 3 Improv								Specialty Plu	umbing				Eleva	ator (+)					\$
Story Constr Height Type Grade Year Year Age nd Rate LCM Adj Size RCN Norm Remain. Abn PC Nohd Mrkt Cap 1 Cap 2 Cap 3 Improve	Wood Deck	100	Ф.	2,800	Desc	ription			C	ount	Val	ue				Sub-To	al, O	ne Unit	\$218,60
Garages (+) 672 sqft \$26,000 \$27 Quality and Design Factor (Grade) Location Multiplier Location Multiplier \$24 Story Constr Grade Year Base LCM Adj Size RCN Norm Remain. Abn PC Nohd Mrkt Cap 1 Cap 2 Cap 3 Improve																Sub-T	otal,	1 Units	
Quality and Design Factor (Grade) Location Multiplier Replacement Cost \$24 Summary of Improvements Description Story Constr Height Type Grade Year Eff Eff Co Built Year Age nd Rate Adj Rate Size RCN Norm Dep Norm Value PC Nbhd Mrkt Cap 1 Cap 2 Cap 3 Improve													Exte	rior Featu	res (+)		\$	32,400	\$251,00
Location Multiplier Replacement Cost \$24 Summary of Improvements Description Story Constr Height Type Grade Year Eff Co Base LCM Adj Size RCN Norm Remain. Abn Dep Value Obs PC Nbhd Mrkt Cap 3 Improv													Gara	ges (+) 6	72 sqft		\$	626,000	\$277,00
Replacement Cost \$24 Summary of Improvements Description Story Constr _{Grade} Year Eff Eff Co Base LCM Adj Height Type Grade Built Year Age nd Rate LCM Rate Size RCN Dep Value Obs PC Nbhd Mrkt Cap 1 Cap 2 Cap 3 Improv														Qua	lity and	-		. ,	1.0
Summary of Improvements Description Story Constr Grade Grade Eff Eff Co Base LCM Adj Height Type Grade Built Year Age nd Rate CCM Rate Size RCN Dep Value Obs PC Nbhd Mrkt Cap 1 Cap 2 Cap 3 Improv																Loca	ion M	ultiplier	0.8
Description Story Constr Grade Year Eff Eff Co Base LCM Adj Height Type Grade Built Year Age nd Rate Rate Rate Size RCN Dep Value Obs PC Nbhd Mrkt Cap 1 Cap 2 Cap 3 Improv																Repla	emei	nt Cost	\$247,22
Height Type Grade Built Year Age nd Rate Com Rate Size RCN Dep Value Obs								y of Improve	ments										
						LCM		Size	RCN					C Nbhd	Mrkt (Cap 1 C	ap 2	Cap 3	Improv Valu
	• •			27 A		0.85		4,104 sqft	\$247,223	24%				% 1.190	1.000 1	00.00	0.00	0.00	\$223,600

24'x32'

\$18,141 24%

C 1999 1999 26 A \$27.79 0.85 \$23.62

Pole

1

2: Detached Garage

\$16,400

\$13,790 0% 100% 1.190 1.000 100.00 0.00 0.00