

General Information

Parcel Number 89-05-22-100-127.000-020
Local Parcel Number 16-22-100-127.001-11

Tax ID: 011-00076-00

Routing Number

Property Class 686 Exempt, Church, Chapel, Mosque,

Year: 2025

Location Information

County WAYNE
Township JEFFERSON TOWNSHIP
District 020 (Local 011) JEFFERSON TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 114113-011 JEFFERSON COM-114113 (011)
Section/Plat 1622100
Location Address (1) 5971 N BRICK CHURCH RD HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

CHURCH - FAITH UNITED BAPTIST
C/O TIM DENNEY
PO BOX 183
SHIRLEY, IN 47384

Legal

NW SEC 22-17-12 - LOT 1 STEWARTS 1.24A EX
100 FT S S EXC 60 FT MIDDLE PT



Transfer of Ownership

Date 01/01/1900 Owner CHURCH - FAITH UNI
Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

3/28/2024 Misc: NC-added addition-Nexus
8/4/2021 Misc: 2022: GENERAL REVALUATION

Exempt

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for 2025, 2024, 2023, 2022, 2021.

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

Table with 15 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. Rows for Land Type 11 and 82.

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.76), Actual Frontage (0), Developer Discount, Parcel Acreage (0.76), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.10), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.66), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$5,400), Total Value (\$5,400).

General Information

Occupancy	C/I Building	Pre. Use	Theater
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(236')
Heating	2920 sqft
A/C	2920 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0 0	0 0	0 0
Half Bath	0 0	0 0	0 0
Kitchen Sinks	0 0	0 0	0 0
Water Heaters	0 0	0 0	0 0
Add Fixtures	0 4	4 4	
Total	0 4	4 4	

GCK Adjustments

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

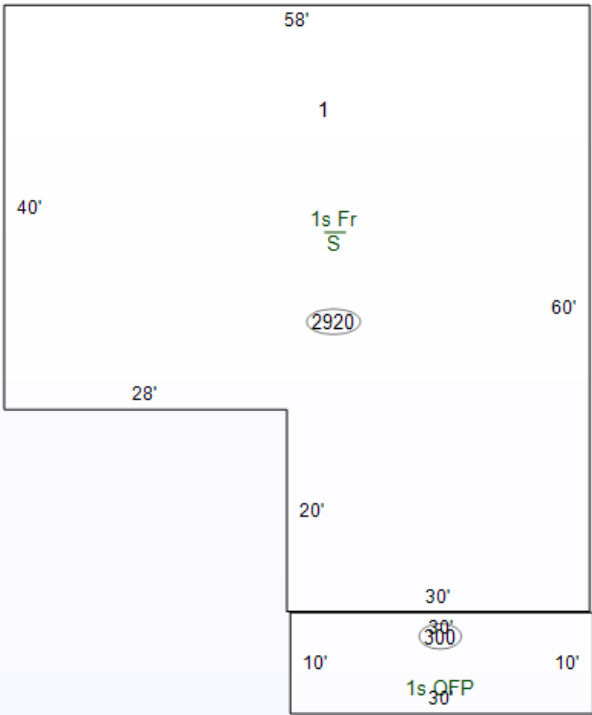
Description	Area	Value
Porch, Open Frame	300	\$14,000

Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM
Use	THEATRE	GENOFF
Use Area	2280 sqft	640 sqft
Area Not in Use	0 sqft	0 sqft
Use %	78.1%	21.9%
Eff Perimeter	236'	236'
PAR	8	8
# of Units / AC	0	0
Avg Unit sz dpth	-1	0
Floor	1	1
Wall Height	8'	8'
Base Rate	\$168.85	\$144.66
Frame Adj	(\$16.09)	(\$9.80)
Wall Height Adj	(\$20.40)	(\$9.80)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$132.36	\$125.06
BPA Factor	1.00	1.00
Sub Total (rate)	\$132.36	\$125.06
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$132.36	\$125.06
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$301,781	\$80,038

Building Computations

Sub-Total (all floors)	\$381,819	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$402,219
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$273,509
Exterior Features	\$14,000		

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: Mixed Use Commercial	1	Wood Fr	D	1985	1995	30	A		0.85		2,920 sqft	\$273,509	78%	\$60,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$60,200
2: Paving	1	Asphalt	C	2002	2002	23	A	\$2.81	0.85	\$2.39	6,500 sqft	\$15,525	80%	\$3,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,100

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(148')
Heating	1225 sqft
A/C	1225 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	0	0	0
Total	0	0	0	0

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

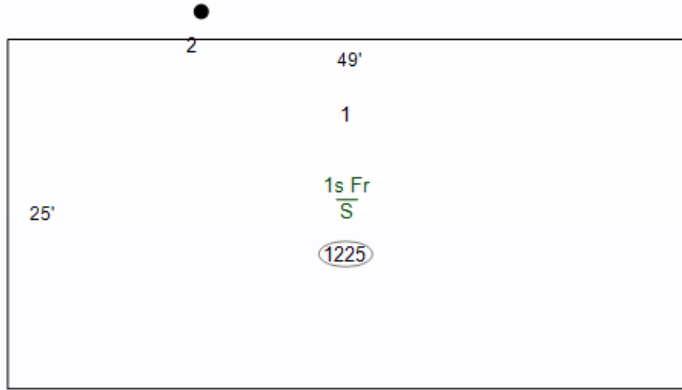
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM
Use	GENOFF
Use Area	1225 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	148'
PAR	12
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	8'
Base Rate	\$181.53
Frame Adj	(\$9.80)
Wall Height Adj	(\$12.96)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$158.77
BPA Factor	1.00
Sub Total (rate)	\$158.77
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$158.77
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$194,493

Building Computations

Sub-Total (all floors)	\$194,493	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$194,493
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$165,319
Exterior Features	\$0		

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: Mixed Use Commercial	1	Wood Fr	C	1999	2001	24	A		0.85		1,225 sqft	\$165,319	36%	\$105,800	0%	100%	1.000	1.000	0.00	0.00	100.00	\$105,800
2: Utility Shed	1		D	2005	2005	20	A	\$26.02	0.85	\$17.69	8'x10'	\$1,415	50%	\$710	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700

