

General Information

Parcel Number 89-05-22-100-149.000-020
Local Parcel Number 16-22-100-149.000-11

Tax ID: 011-00476-00

Routing Number

Property Class 455 Commercial Garage

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) 531 W MAIN ST HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2030

Ownership

PATTON, HERLAN
531 W MAIN ST
HAGERSTOWN, IN 47346

Legal

PT NW SEC 22-17-12 1A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900 PATTON, HERLAN CO / I

Notes

2/18/2025 PERMIT/CO: 2025 PERMIT # 23-107 ADD T3AW PER C/O 11-6-24
8/8/2017 Misc: 2018: GENERAL REASSESSMENT



Commercial

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

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

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. Row: 11 A 0 1.000000 1.00 \$8,200 \$8,200 \$8,200 0% 1.0000 0.00 0.00 100.00 \$8,200

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (1.00), 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 (\$8,200), Total Value (\$8,200)

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	GCK
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Pole Frame
<b>Story Height</b>	1	<b>Pre. Finish</b>	Unfinished
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(300')
<b>Heating</b>	3800 sqft
<b>A/C</b>	
<b>Sprinkler</b>	

**Plumbing RES/CI**

<b>#</b>	<b>TF</b>	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	2	2
<b>Total</b>	0	0	2

**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**

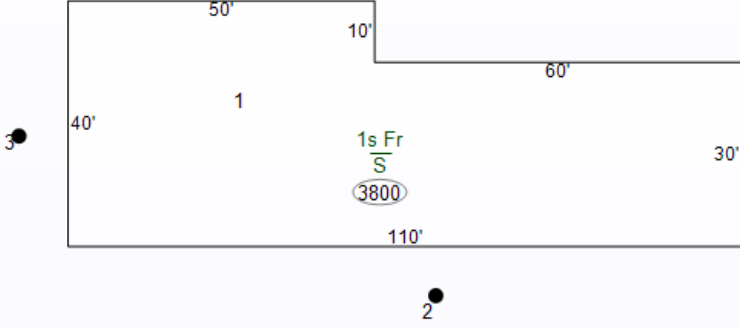
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand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

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
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**Special Features**

<b>Description</b>	<b>Value</b>	<b>Description</b>	<b>Value</b>



**Floor/Use Computations**

<b>Pricing Key</b>	GCI	GCK
<b>Use</b>	COMGAR	GCK
<b>Use Area</b>	1800 sqft	2000 sqft
<b>Area Not in Use</b>	0 sqft	0 sqft
<b>Use %</b>	47.4%	52.6%
<b>Eff Perimeter</b>	300'	300'
<b>PAR</b>	8	8
<b># of Units / AC</b>	0 / N	0 / N
<b>Avg Unit sz dpth</b>		
<b>Floor</b>	1	1
<b>Wall Height</b>	10'	14'
<b>Base Rate</b>	<b>\$104.34</b>	<b>\$20.02</b>
<b>Frame Adj</b>	(\$15.59)	\$0.00
<b>Wall Height Adj</b>	(\$4.48)	\$1.01
<b>Dock Floor</b>	\$0.00	\$0.00
<b>Roof Deck</b>	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$84.27</b>	<b>\$20.02</b>
<b>BPA Factor</b>	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$84.27</b>	<b>\$20.02</b>
<b>Interior Finish</b>	\$0.00	\$4.45
<b>Partitions</b>	\$0.00	\$0.00
<b>Heating</b>	\$0.00	\$0.00
<b>A/C</b>	\$0.00	\$0.00
<b>Sprinkler</b>	\$0.00	\$0.00
<b>Lighting</b>	\$0.00	\$0.00
<b>Unit Finish/SR</b>	\$0.00	\$0.00
<b>GCK Adj.</b>	\$0.00	\$0.73
<b>S.F. Price</b>	<b>\$84.27</b>	<b>\$26.21</b>
<b>Sub-Total</b>		
<b>Unit Cost</b>	\$0.00	\$0.00
<b>Elevated Floor</b>	\$0.00	\$0.00
<b>Total (Use)</b>	<b>\$151,686</b>	<b>\$52,416</b>

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$204,102</b>	<b>Garages</b>	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$207,302</b>
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$176,207</b>
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	1955	1980	45	A		0.85		3,800 sqft	\$176,207	80%	\$35,240	0%	100%	1.000	1.000	0.00	0.00	100.00	\$35,200
2: Paving	1	Asphalt	C	2004	2004	21	A	\$2.81	0.85	\$2.39	7,200 sqft	\$17,197	80%	\$3,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,400
3: Type 3 Barn	1	T3AW	C	2024	2024	1	A	\$16.13	0.85		40' x 60' x 14'	\$25,520	5%	\$24,240	0%	100%	1.000	1.000	0.00	0.00	100.00	\$24,200