

89-05-23-130-301.000-021

CORTHRINE BLUE LLC

33 W NORTHMARKET ST

530, 3 Family Dwell - Platted Lot

JEFFERSON-264114 (026)/

General Information

Parcel Number 89-05-23-130-301.000-021
Local Parcel Number 16-23-130-301.000-26
Tax ID: 026-00405-00
Routing Number

Ownership

CORTHRINE BLUE LLC
W3302 EQUESTRIAN TRL
FREEDOM, WI 54913
Legal LOT 6 BLK 9 18 FT NS LOT 7 BLK 9 & 17 FT VAC ST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/02/2017 to 01/01/1900.

Notes

10/6/2021 Misc: 2022 GENERAL REVALUATION

Property Class 530 RENTAL
3 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township JEFFERSON TOWNSHIP
District 021 (Local 026) HAGERSTOWN TOWN
School Corp 8305 NETTLE CREEK
Neighborhood 264114-026 JEFFERSON-264114 (026)
Section/Plat 1623130
Location Address (4) 33 W NORTHMARKET ST HAGERSTOWN, IN 47346

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$24,200.

**General Information**

Occupancy	Triplex
Description	Triplex
Story Height	1
Style	N/A
Finished Area	2170 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

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

**Exterior Features**

Description	Area	Value
Canopy, Roof Extension	96	\$1,600
Porch, Open Frame	192	\$10,100

**Plumbing**

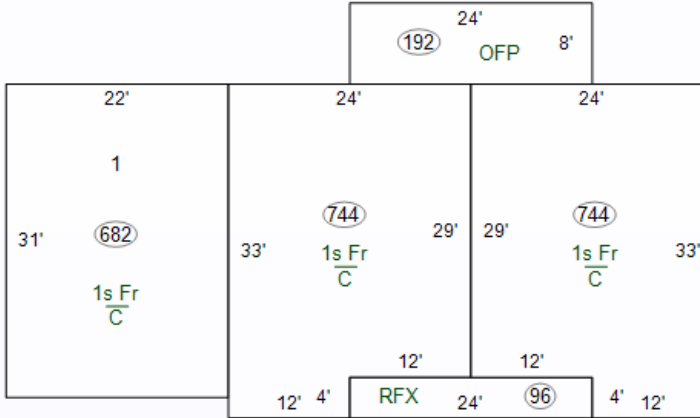
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	3	3
Water Heaters	3	3
Add Fixtures	0	0
<b>Total</b>	<b>9</b>	<b>15</b>

**Accommodations**

Bedrooms	5
Living Rooms	2
Dining Rooms	2
Family Rooms	2
<b>Total Rooms</b>	<b>16</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2170	2170	\$177,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		2170	0	\$11,300	
Slab					

**Total Base** \$188,600

**Adjustments** 3 Row Type Adj. x 1.00 \$188,600

Unfin Int (-) \$0

Ex Liv Units (+) D:2 \$17,600

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:2170 \$6,300

No Elec (-) \$0

Plumbing (+ / -) 15 - 15 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

**Sub-Total, One Unit** \$212,500

**Sub-Total, 1 Units**

Exterior Features (+) \$11,700 \$224,200

Garages (+) 0 sqft \$0 \$224,200

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

**Replacement Cost** \$200,099

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: Triplex	1	Wood Fr	C+1	2010	2010	15	A			0.85		2,170 sqft	\$200,099	14%	\$172,080	0%	100%	1.090	1.000	0.00	100.00	0.00	\$187,600