

89-05-23-130-422.000-021

General Information

Parcel Number
89-05-23-130-422.000-021

Local Parcel Number
16-23-130-422.000-26

Tax ID:
026-00549-00

Routing Number

Property Class 429
Other Retail Structures

Year: 2025

Location Information

County
WAYNE

Township
JEFFERSON TOWNSHIP

District 021 (Local 026)
HAGERSTOWN TOWN

School Corp 8305
NETTLE CREEK

Neighborhood 264574-026
JEFFERSON COM-264574 (026)

Section/Plat
1623130

Location Address (1)
151 E COLLEGE 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

WILLIE & RED'S LLC

Ownership

WILLIE & RED'S LLC
551 E MAIN ST
HAGERSTOWN, IN 47346

Legal

LOT 6 BLK 6



151 E COLLEGE ST

429, Other Retail Structures

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/30/2017	WILLIE & RED'S LLC	2017008883	WD	/	\$75,000	V
01/01/1900	SIDERS, ROBERT D		CO	/		I

Commercial

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
04/01/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$15,300	Land	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,300	Land Non Res (3)	\$15,300	\$15,300	\$15,300	\$15,300	\$15,300
\$48,600	Improvement	\$48,600	\$47,700	\$47,700	\$48,200	\$46,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$48,600	Imp Non Res (3)	\$48,600	\$47,700	\$47,700	\$48,200	\$46,900
\$63,900	Total	\$63,900	\$63,000	\$63,000	\$63,500	\$62,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$63,900	Total Non Res (3)	\$63,900	\$63,000	\$63,000	\$63,500	\$62,200

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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
Fci	F		66	66x132	1.05	\$220	\$231	\$15,246	0%	1.0000	0.00	0.00	100.00	\$15,250

JEFFERSON COM-264574 (1/2

Notes

3/2/2020 Misc: 20p21- 2020 Equalization JH/Nexus
3/2/2018 Misc: 2018 TRENDING REVIEW: 1995 EFFYR, MARKET ADJ; ADDED PAVING - BB/RC/NEXUS
8/9/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Calculated Acreage	0.20
Actual Frontage	66
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$15,300
Total Value	\$15,300

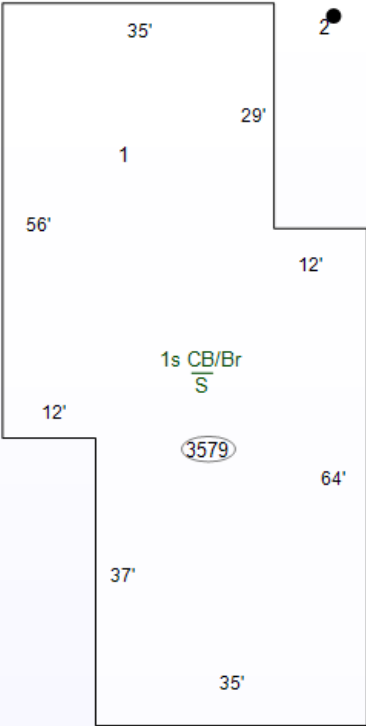
General Information				
Occupancy	C/I Building	Pre. Use	Utility / Storage	
Description	Mixed Use Com	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Unfinished	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(244'),2(36")			
Heating	2205 sqft			
A/C	1190 sqft			
Sprinkler				

Plumbing RES/CI					Roofing		
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures		0	3	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	3	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	GENRET	UTLSTOR	UTLSTOR
Use Area	1190 sqft	1015 sqft	1374 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	33.2%	28.4%	38.4%
Eff Perimeter	280'	280'	280'
PAR	8	8	8
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	1	1	1
Wall Height	10'	10'	8'
Base Rate	\$133.74	\$84.04	\$84.04
Frame Adj	(\$13.09)	(\$17.12)	(\$17.12)
Wall Height Adj	(\$7.66)	(\$5.70)	(\$8.55)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$113.00	\$61.22	\$58.37
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$113.00	\$61.22	\$58.37
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$113.00	\$61.22	\$57.04
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$134,465	\$62,138	\$78,373

Building Computations		
Sub-Total (all floors)	\$274,976	Garages \$0
Racquetball/Squash	\$0	Fireplaces \$0
Theater Balcony	\$0	Sub-Total (building) \$279,776
Plumbing	\$4,800	Quality (Grade) \$1
Other Plumbing	\$0	Location Multiplier 0.85
Special Features	\$0	Repl. Cost New \$237,809
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	1/6 Maso	C	1947	1995	30	A		0.85		3,579 sqft	\$237,809	80%	\$47,560	0%	100%	1.000	1.000	0.00	0.00	100.00	\$47,600
2: Paving	1	Asphalt	C	2010	2010	15	A	\$2.81	0.85	\$2.39	2,000 sqft	\$4,777	80%	\$960	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000