

General Information

Parcel Number
89-05-23-130-430.000-021
Local Parcel Number
16-23-130-430.000-26

Tax ID:
026-00021-00

Routing Number

Property Class 455
Commercial Garage

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)
110 E MAIN ST
HAGERSTOWN, IN 47346

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
COMM/IND MARKET 80

Characteristics

Topography Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

CONWELL, CHRISTOPHER T & TAM
110 E MAIN ST
HAGERSTOWN, IN 47346

Legal

LOT 2 BLK 6 60 FT WS LOT 3 BLK 6



Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 CONWELL, CHRISTO CO /

Notes

12/6/2021 Misc: 2022 GENERAL REVAL
8/8/2017 Misc: 2018: GENERAL REVALUATION

Commercial

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). Values range from \$0 to \$81,700.

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

Table with 14 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. Values include Fci, F, 113, 113x107, 0.94, \$220, \$207, \$23,391, 0%, 1.0000, 0.00, 0.00, 100.00, \$23,390.

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.28), Actual Frontage (113), Developer Discount, Parcel Acreage (0.28), 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 (0.28), 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 (\$23,400), Total Value (\$23,400).

General Information

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

SB	B	1	U
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Wall Type	1: 2(283')
Heating	4555 sqft
A/C	4555 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			4	4
Total	0	0	4	4

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

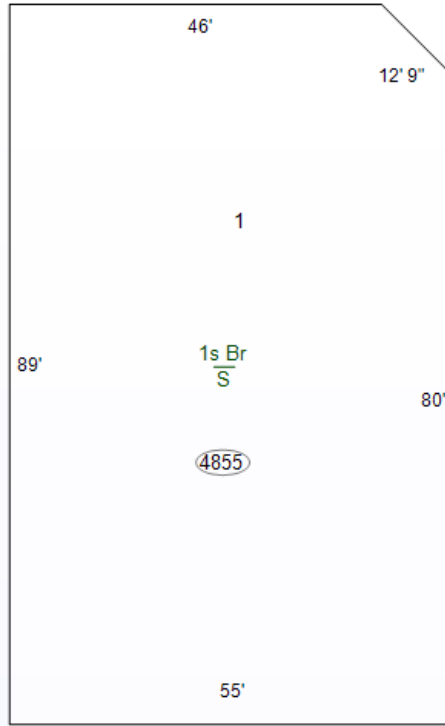
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCM	GCM
Use	AUTOSER	UTLSTOR
Use Area	4555 sqft	300 sqft
Area Not in Use	0 sqft	0 sqft
Use %	93.8%	6.2%
Eff Perimeter	283'	283'
PAR	6	6
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	1	1
Wall Height	12'	12'
Base Rate	\$104.63	\$78.59
Frame Adj	(\$20.04)	(\$18.42)
Wall Height Adj	(\$4.36)	(\$3.80)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$80.23	\$56.37
BPA Factor	1.00	1.00
Sub Total (rate)	\$80.23	\$56.37
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)
A/C	\$4.23	\$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	\$84.46	\$55.04
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$384,715	\$16,512

Building Computations

Sub-Total (all floors)	\$401,227	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$407,627
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$346,483
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	Brick	C	1920	1920	105 A		0.85		4,855 sqft	\$346,483	80%	\$69,300	0%	100%	1.000 0.800	0.00	0.00	100.00	\$55,400
2: Paving	1	Asphalt	C	1950	1950	75 F	\$2.81	0.85	\$2.39	6,000 sqft	\$14,331	80%	\$2,870	0%	100%	1.000 1.000	0.00	0.00	100.00	\$2,900