

89-05-23-300-104.000-021

DLK UNITED LLC

325 E MAIN ST

431, Franchise-type Restaurant

JEFFERSON COM-264989 ( 1/2

General Information

Parcel Number 89-05-23-300-104.000-021
Local Parcel Number 16-23-300-104.000-26

Ownership

DLK UNITED LLC
5440 CARLTON AVE
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/12/2013 DLK UNITED LLC and 01/01/1900 KIRCHER, DARYL C.

Notes

4/21/2022 Nexus: 2022 GENERAL REVAL SUBWAY; corrected entry of main bldg (fast food); corrected paving yr; +100% inf factor on land - BB/Nexus
8/8/2017 Misc: 2018: GENERAL REVALUATION

Tax ID: 026-00769-00
Routing Number

Legal

128 FT OF ENTIRE W SIDE OF E 1/2 PT SW SEC 23-17-12 1.30A

Property Class 431
Franchise-type Restaurant



Commercial

Year: 2025

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

Table with 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.

Location Information

County WAYNE
Township JEFFERSON TOWNSHIP
District 021 (Local 026) HAGERSTOWN TOWN
School Corp 8305 NETTLE CREEK
Neighborhood 264989-026 JEFFERSON COM-264989 (026)
Section/Plat 1623300
Location Address (1) 325 E MAIN ST HAGERSTOWN, IN 47346

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.87), Actual Frontage (0), Developer Discount, Parcel Acreage (0.87), 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 (0.87), 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 (\$16,100), Total Value (\$16,100).

Zoning ZO01 Residential
Subdivision

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 for 11 A 0 0.872700 1.00 \$9,200 \$9,200 \$8,029 100% 1.0000 0.00 0.00 100.00 \$16,060.

Lot
Market Model 431 CLASS

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

**General Information**

<b>Occupancy</b>	Fast Food Resta	<b>Pre. Use</b>	
<b>Description</b>	Fast Food Resta	<b>Pre. Framing</b>	
<b>Story Height</b>		<b>Pre. Finish</b>	
<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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**Wall Type**

**Heating**

**A/C**

**Sprinkler**

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

**Exterior Features**

Description	Area	Value
Stoop, Masonry	56	\$2,300

**Special Features**

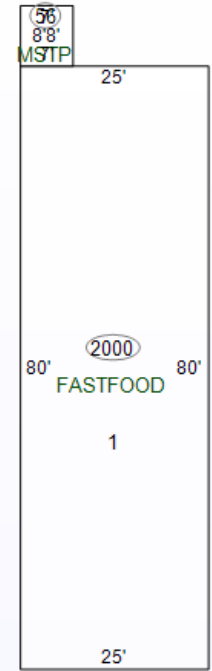
Description	Value
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**Other Plumbing**

Description	Value
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3

2



**Floor/Use Computations**

Pricing Key

Use

Use Area

Area Not in Use

Use %

Eff Perimeter

PAR

# of Units / AC

Avg Unit sz|dpth

Floor

Wall Height

**Base Rate**

Frame Adj

Wall Height Adj

Dock Floor

Roof Deck

**Adj Base Rate**

BPA Factor

**Sub Total (rate)**

Interior Finish

Partitions

Heating

A/C

Sprinkler

Lighting

Unit Finish/SR

GCK Adj.

**S.F. Price**

**Sub-Total**

Unit Cost

Elevated Floor

**Total (Use)**

**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$0</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$395,540</b>
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$336,209</b>
Exterior Features	\$2,300		

**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: Fast Food Restaurant	1		C	2005	2005	20 G	\$196.6	0.85	\$167.1	2,000 sqft	\$336,209	55%	\$151,290	0%	100%	1.000	1.100	0.00	0.00	100.00	\$166,400
2: Paving	1	Asphalt	C	2005	2005	20 A	\$2.81	0.85	\$2.39	10,500 sqft	\$25,079	80%	\$5,020	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,000
3: Utility Shed	1	SV	D	1999	1999	26 A		0.85		10'x12'		55%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0