

General Information

Parcel Number 89-05-23-300-106.000-021
Local Parcel Number 16-23-300-106.000-26
Tax ID: 026-00234-00
Routing Number

Ownership

BRAUN INDUSTRIAL SERVICES LP
7813 E STATE ROAD 38
NEW CASTLE, IN 47362
Legal PT SW SEC 23-17-12 1.08A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 01/01/1900 to 04/02/2025.

Notes

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

Property Class 454
Auto Sales & Service



Commercial

Year: 2025

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 (2) 401 E MAIN ST HAGERSTOWN, IN 47346

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

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

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 1: 11 A 0 1.080000 1.00 \$9,200 \$9,200 \$9,936 0% 1.0000 0.00 0.00 100.00 \$9,940

Zoning ZO01 Residential
Subdivision

Lot

Market Model COMM/IND MARKET 95

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 09/08/2021 rc

Appraiser 12/06/2021 rc

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.08), Actual Frontage (0), Developer Discount, Parcel Acreage (1.08), 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 (1.08), 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 (\$9,900), Total Value (\$9,900).

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	403 E MAIN ST	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	B: 1(228')	1: 1(228')
Heating	2594 sqft	
A/C	2594 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		0	6	6
Total	0	0	6	6

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

Special Features

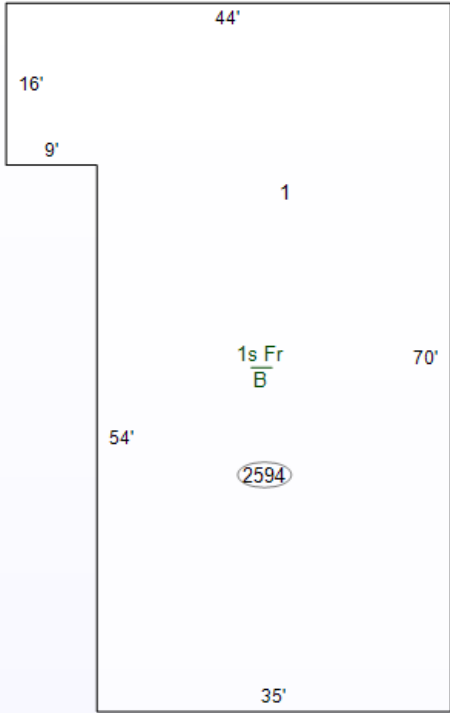
Description	Value
Can, CT 280sqft	\$6,070

Other Plumbing

Description	Value

Building Computations

Sub-Total (all floors)	\$419,087	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$434,757
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$6,070	Repl. Cost New	\$351,066
Exterior Features	\$0		



Floor/Use Computations

Pricing Key	GCM	GCM
Use	UTLSTOR	GENRET
Use Area	2594 sqft	2594 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	228'	228'
PAR	9	9
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
Wall Height	9'	14'
Base Rate	\$46.68	\$140.00
Frame Adj	(\$10.96)	(\$12.83)
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$35.72	\$127.17
BPA Factor	1.00	1.00
Sub Total (rate)	\$35.72	\$127.17
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00
A/C	\$0.00	\$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	\$34.39	\$127.17
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$89,208	\$329,879

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: 403 E MAIN ST	1	Wood Fr	C-1	1940	1970	55 A		0.85		5,188 sqft	\$351,066	80%	\$70,210	0%	100%	1.000 0.950	0.00	0.00	100.00	\$66,700
2: Paving	1	Asphalt	C	1960	1960	65 A	\$2.81	0.85	\$2.39	14,000 sqft	\$33,439	80%	\$6,690	0%	100%	1.000 1.000	0.00	0.00	100.00	\$6,700

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
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Wall Type 1: 1(162')

Heating

A/C

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	0	0	0	0
Total	0	0	0	0

Roofing

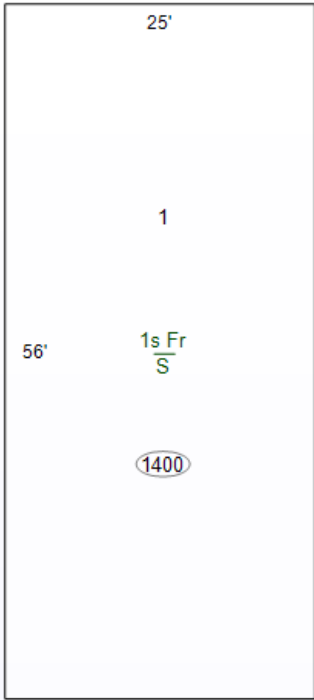
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

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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Floor/Use Computations

Pricing Key	GCM
Use	UTLSTOR
Use Area	1400 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	162'
PAR	12
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'

Base Rate	\$113.85
Frame Adj	(\$16.93)
Wall Height Adj	(\$7.80)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$89.12
BPA Factor	1.00
Sub Total (rate)	\$89.12
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.33)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$87.79
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$122,906

Special Features

Description	Value
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Other Plumbing

Description	Value
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Building Computations

Sub-Total (all floors)	\$122,906	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$122,906
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$99,247
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-1	1940	1940	85	A		0.85		1,400 sqft	\$99,247	80%	\$19,850	0%	100%	1.000	0.950	0.00	0.00	100.00	\$18,900

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	401 E MAIN ST	Pre. Framing	Rigid Steel Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(342')
Heating	7070 sqft
A/C	
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
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 checked="" type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat
Add Fixtures	0	2	2	2	<input checked="" type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	2	2	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Int Liner	<input type="checkbox"/> Sand Pnl

Exterior Features

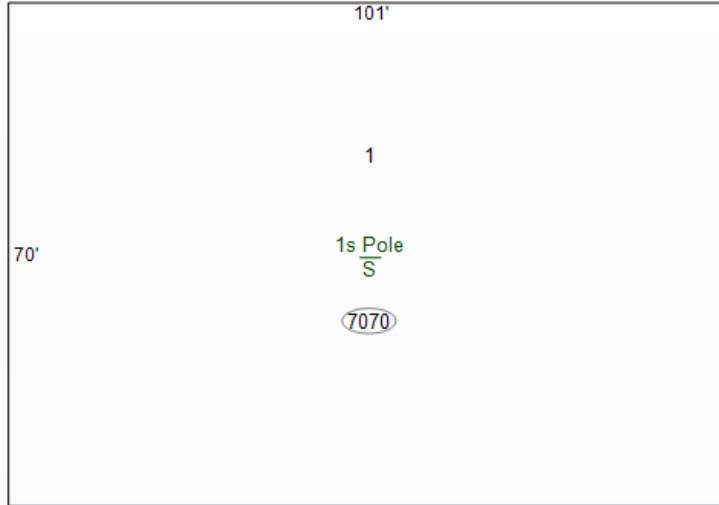
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCK
Use	GCK
Use Area	7070 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	342'
PAR	5
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	14'

Base Rate	\$17.09
Frame Adj	(\$0.18)
Wall Height Adj	\$1.36
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$16.91
BPA Factor	1.00
Sub Total (rate)	\$16.91

Interior Finish	\$15.77
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$244,755	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$247,955
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$210,762
Exterior Features	\$0	Total (Use)	\$244,755

Unit Finish/SR	\$0.00
GCK Adj.	\$0.58
S.F. Price	\$34.62
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$244,755

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: 401 E MAIN ST	1	Pole	C	1978	1978	47	A		0.85		7,070 sqft	\$210,762	80%	\$42,150	0%	100%	1.000	0.950	0.00	0.00	100.00	\$40,000

General Information

Occupancy	C/I Building	Pre. Use	Mini Warehouse
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 3(290')

Heating

A/C

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	0	0	0	0
Total	0	0	0	0

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

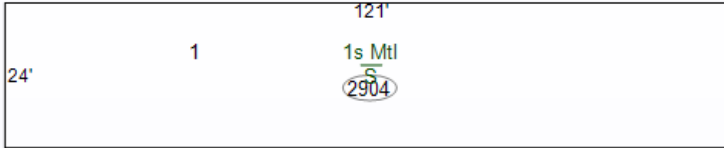
Description	Area	Value
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Special Features

Description	Value
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Other Plumbing

Description	Value
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Floor/Use Computations

Pricing Key	GCI
Use	MWRHSE
Use Area	2904 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	290'
PAR	10
# of Units / AC	0 / N
Avg Unit sz dpth	

Floor	1
Wall Height	8'
Base Rate	\$77.71
Frame Adj	\$0.00
Wall Height Adj	(\$5.24)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$72.47
BPA Factor	1.00

Sub Total (rate)	\$72.47
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Building Computations

Sub-Total (all floors)	\$210,453	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$210,453
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$178,885
Exterior Features	\$0		

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$72.47
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$210,453

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	Metal	C	1997	1997	28	A		0.85		2,904 sqft	\$178,885	59%	\$73,340	0%	100%	1.000	0.950	0.00	0.00	100.00	\$69,700

