

General Information

Parcel Number 89-05-23-310-116.000-021
Local Parcel Number 16-23-310-116.000-26

Tax ID: 026-00050-00

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 1623310
Location Address (1) 51 E MAIN ST HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2030

Ownership

EXQUISITE REAL ESTATE LLC
551 E MAIN ST
HAGERSTOWN, IN 47346

Legal

LOT 6 BLK 2 & E 1/2 VAC ALLEY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 11/07/2013 to 01/01/1900.

Notes

12/6/2021 Misc: 2022 GENERAL REVAL
3/2/2020 Misc: 20p21- 2020 Equalization JH/Nexus
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 columns: Year, Assessment 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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 shows data for Fci F.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (53), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$11,000), Total Value (\$11,000).

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	B: 1(288')	1: 1(279'),2(53')	U: 1(288')
Heating		5067 sqft	4523 sqft
A/C		4523 sqft	
Sprinkler			

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	2	2
Total	0	0	2

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

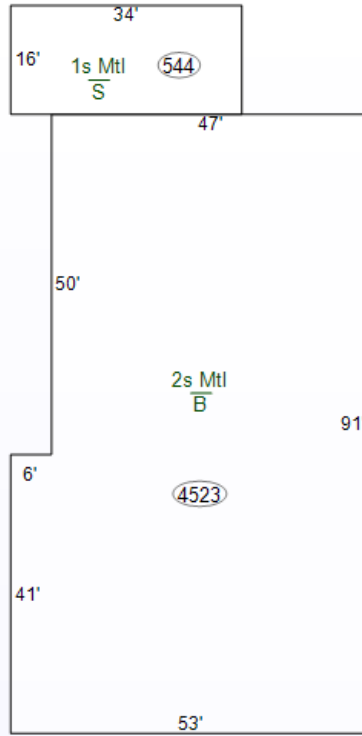
Description	Area	Value
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Special Features

Description	Value
Mezz 2632sqft	\$76,960

Other Plumbing

Description	Value
Plumbing	\$3,200
Other Plumbing	\$0
Special Features	\$76,960
Exterior Features	\$0



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR	UTLSTOR
Use Area	4523 sqft	4523 sqft	544 sqft	4523 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	100.0%	89.3%	10.7%	100.0%
Eff Perimeter	288'	332'	332'	288'
PAR	6	7	7	6
# of Units / AC	0	0	0	0
Avg Unit sz dpth	-1	-1	-1	-1
Floor	B	1	1	2
Wall Height	9'	14'	14'	12'
Base Rate	\$36.31	\$121.33	\$74.67	\$46.93
Frame Adj	(\$10.96)	(\$13.15)	(\$17.17)	(\$11.30)
Wall Height Adj	\$0.00	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$25.35	\$108.18	\$57.50	\$35.63
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$25.35	\$108.18	\$57.50	\$35.63
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$24.02	\$108.18	\$57.50	\$35.63
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$108,642	\$489,296	\$31,280	\$161,154

Building Computations

Sub-Total (all floors)	\$790,372	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$870,532
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$76,960	Repl. Cost New	\$702,955
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	2	Metal	C-1	1910	1965	60 A		0.85		14,113 sqft	\$702,955	80%	\$140,590	20%	100%	1.000	0.800	0.00	0.00	100.00	\$90,000