

General Information

Parcel Number 89-05-23-400-116.002-021
Local Parcel Number 16-23-400-116.020-26

Tax ID: 026-00692-02

Routing Number

Property Class 444 Full Service Bank

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 1623400

Location Address (1) 631 E MAIN ST HAGERSTOWN, IN 47346

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

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

PERFECT CIRCLE CREDIT UNIO PO BOX 29 HAGERSTOWN, IN 473460029

Legal

PT SE SEC 23-17-12 0.786A & 0.581A EX 0.021A TO ST HWY



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values for years 2025-2022.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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.

Transfer of Ownership

Date 01/01/1900 Owner PERFECT CIRCLE C Doc ID Code Book/Page Adj Sale Price V/I CO /

Commercial

Notes

12/4/2021 Misc: 2022 general reval
6/6/2019 Misc: 2019 appeal: reduced per appraisal; AV condition, removed market adj -BB/Nexus
8/9/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

General Information

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

SB	B	1	U
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Wall Type	1: 2(272')
Heating	3876 sqft
A/C	3876 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 4	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

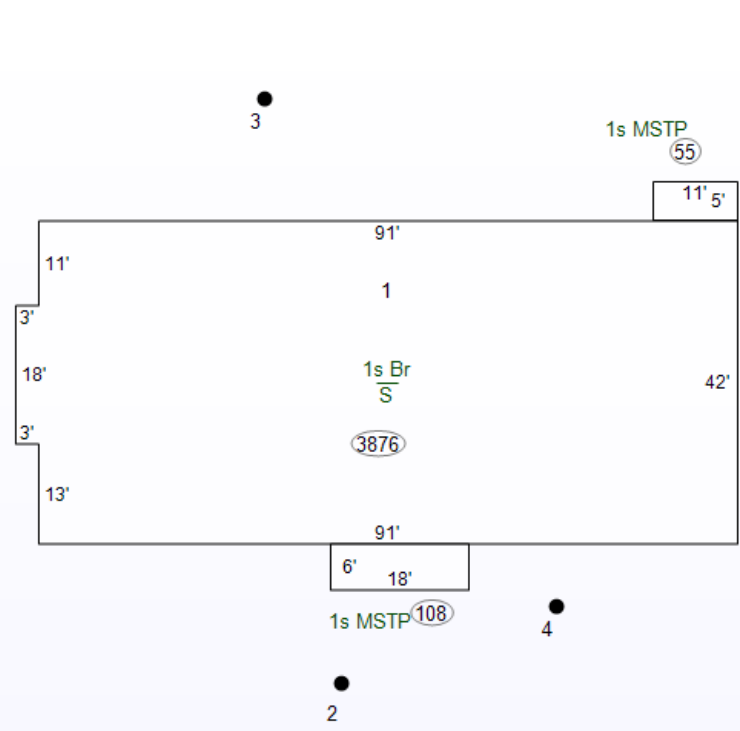
Description	Area	Value
Stoop, Masonry	55	\$2,300
Stoop, Masonry	108	\$3,200

Special Features

Description	Value
BF, VW x2	\$4,000
Can, CT 780sqft	\$24,160

Other Plumbing

Description	Value
1 x Ref Wat Cooler	\$1300



Floor/Use Computations

Pricing Key	GCR
Use	BANK
Use Area	3876 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	272'
PAR	7
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	12'
Base Rate	\$137.11
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$137.11
BPA Factor	1.00
Sub Total (rate)	\$137.11
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$137.11
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$531,438

Building Computations

Sub-Total (all floors)	\$531,438	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$572,798
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$28,160	Repl. Cost New	\$535,566
Exterior Features	\$5,500		

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+2	1991	1998	27 A		0.85		3,876 sqft	\$535,566	43%	\$305,270	0%	100%	1.000	0.850	0.00	0.00	100.00	\$259,500
2: Paving	1	Asphalt	C	1991	1991	34 A	\$2.81	0.85	\$2.39	4,300 sqft	\$10,271	80%	\$2,050	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,100
3: Paving	1	Asphalt	C	1997	1997	28 A	\$2.81	0.85	\$2.39	12,800 sqft	\$30,573	80%	\$6,110	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,100
4: Paving	1	Concrete	C	1991	1991	34 A	\$3.80	0.85	\$3.23	1,800 sqft	\$5,814	80%	\$1,160	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200