

General Information

Parcel Number 89-05-23-400-201.000-021
Local Parcel Number 16-23-400-201.000-26

Tax ID: 026-00841-00

Routing Number

Property Class 350 Industrial Warehouse

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) 63 PAUL FOULKE PKWY 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

Ownership

PROGRESSIVE PROPERTIES, LLC
551 E MAIN ST
HAGERSTOWN, IN 47346

Legal

LOTS 9 & 10 HAGERSTOWN INDUSTRIAL PARK SEC 2



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, Improvement, Total. Rows include 2025, 2024, 2023, 2022, 2021 data.

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

Table with 15 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. Rows for Land Type 11 and 82.

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row for 01/01/1900 PROGRESSIVE PRO CO /

Industrial

Notes

1/24/2022 Misc: 2022 GENERAL REVAL
4/12/2021 Misc: 21p22- 2021 Equalization review JH/Nexus
8/2/2017 Misc: 2018: GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (10.37), Actual Frontage (0), Developer Discount, Parcel Acreage (10.37), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.52), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (9.85), 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 (\$90,600), Total Value (\$90,600).

General Information

Occupancy	C/I Building	Pre. Use	Light 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(1400')
Heating	100000 sqft
A/C	5000 sqft
Sprinkler	100000 sqft

Plumbing RES/CI

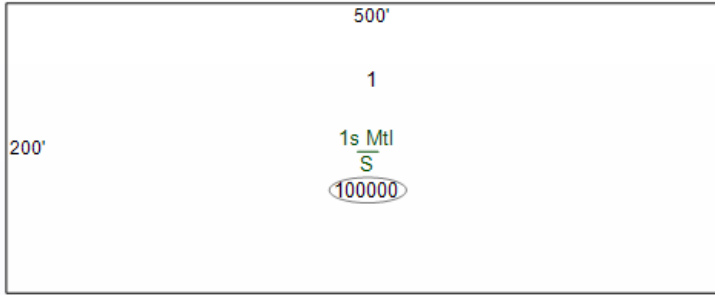
#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	22	22
Total	0	22	22

GCK Adjustments

<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		
<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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3 2 4 5

Floor/Use Computations

Pricing Key	GCI	GCI	GCI
Use	INDOFF	LMFG	LWRHSE
Use Area	5000 sqft	17500 sqft	77500 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	5.0%	17.5%	77.5%
Eff Perimeter	1400'	1400'	1400'
PAR	1	1	1
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	24'	24'	24'

Base Rate	\$80.66	\$56.21	\$39.67
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Frame Adj	\$0.00	\$0.00	\$0.00
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Wall Height Adj	\$12.72	\$3.70	\$1.38
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Dock Floor	\$0.00	\$0.00	\$0.00
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Roof Deck	\$0.00	\$0.00	\$0.00
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Adj Base Rate	\$93.38	\$59.91	\$41.05
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BPA Factor	1.00	1.00	1.00
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Sub Total (rate)	\$93.38	\$59.91	\$41.05
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Interior Finish	\$0.00	\$0.00	\$0.00
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Partitions	\$0.00	\$0.00	\$0.00
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Heating	\$0.00	\$0.00	\$0.00
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A/C	\$0.00	\$0.00	\$0.00
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Sprinkler	\$2.70	\$2.52	\$1.98
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Lighting	\$0.00	\$0.00	\$0.00
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Unit Finish/SR	\$0.00	\$0.00	\$0.00
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GCK Adj.	\$0.00	\$0.00	\$0.00
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S.F. Price	\$96.08	\$62.43	\$43.03
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Sub-Total			
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Unit Cost	\$0.00	\$0.00	\$0.00
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Elevated Floor	\$0.00	\$0.00	\$0.00
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Total (Use)	\$480,400	\$1,092,525	\$3,334,825
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Special Features

Description	Value	Description	Value
Mezz 5000sqft	\$137,250	4 x Ref Wat Cooler	\$5200
DF, TW/R 120' 60x80	\$28,660	4 x SCirc Wash, SS 5	\$14000
DF, TW/R 0' 30x60	\$6,790		
DF, TW/R 0' 28x60	\$6,330		

Building Computations

Sub-Total (all floors)	\$4,907,750	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$5,141,180
Plumbing	\$35,200	Quality (Grade)	\$1
Other Plumbing	\$19,200	Location Multiplier	0.85
Special Features	\$179,030	Repl. Cost New	\$4,370,003
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	Metal	C	1998	1998	27 A	0.85			100,000 sqft	\$4,370,003	52%	\$2,097,600	0%	100%	1.000	0.800	0.00	0.00	100.00	\$1,678,100
2: Fencing	1	9 Gauge	C	1998	1998	27 A	\$15.94	0.85	\$16.94	130' x 6'	\$2,202	80%	\$440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Paving	1	Asphalt	C	1998	1998	27 A	\$2.81	0.85	\$2.39	9,800 sqft	\$23,407	80%	\$4,680	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,700
4: Paving	1	Concrete	C	1998	1998	27 A	\$3.80	0.85	\$3.23	2,500 sqft	\$8,075	80%	\$1,620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600
5: Paving	1	Asphalt	C	1998	1998	27 A	\$3.05	0.85	\$2.59	38,100 sqft	\$98,774	80%	\$19,750	0%	100%	1.000	1.000	0.00	0.00	100.00	\$19,800