

General Information

Parcel Number 89-05-26-100-117.000-020
Local Parcel Number 16-26-100-117.000-11

Tax ID: 011-00359-00

Routing Number

Ownership

BRAUN FAMILY DINER LLC
7813 E STATE ROAD 38
NEW CASTLE, IN 47362

Legal

PT NW SEC 26-17-12 6.88A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/04/2019 to 01/01/1900.

Notes

1/25/2022 Misc: 2022 GENERAL REVAL
2/20/2020 Misc: SDF REVIEW-CHANGE EFF AGE-RC
8/9/2017 Misc: 2018: GENERAL REVALUATION

Property Class 430
Restaurant, Cafeteria or Bar



Commercial

Year: 2025

Location Information

County WAYNE
Township JEFFERSON TOWNSHIP
District 020 (Local 011) JEFFERSON TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 114113-011 JEFFERSON COM-114113 (011)
Section/Plat 1626100
Location Address (1) 453 TEETOR RD
HAGERSTOWN, IN 47346

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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. Rows for land parcels 11 and 14.

Zoning

Subdivision

Lot

Market Model
COMM/IND MARKET 85

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source External Only Collector 08/01/2021 rc Appraiser 09/09/2021 rc

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (6.88), Actual Frontage (0), Developer Discount, Parcel Acreage (6.88), 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 (6.88), 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 (\$17,000), Total Value (\$17,000).

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Retail
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Open
<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** 1: 1(152')

**Heating** 840 sqft

**A/C**

**Sprinkler**

**Plumbing RES/CI**

#	TF	#	TF
<b>Full Bath</b>	0	0	0
<b>Half Bath</b>	0	0	0
<b>Kitchen Sinks</b>	0	0	0
<b>Water Heaters</b>	0	0	0
<b>Add Fixtures</b>	0	2	2
<b>Total</b>	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**

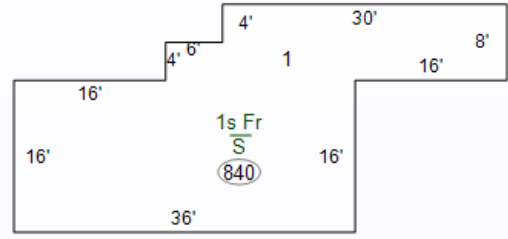
Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$164,480</b>
Racquetball/Squash	\$0
Theater Balcony	\$0
Plumbing	\$3,200
Other Plumbing	\$0
Special Features	\$0
Exterior Features	\$0
<b>Sub-Total (building)</b>	<b>\$167,680</b>
Quality (Grade)	\$1
Location Multiplier	0.85
<b>Repl. Cost New</b>	<b>\$114,023</b>



**Floor/Use Computations**

Pricing Key	GCM
Use	GENRET
Use Area	840 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	152'
PAR	18
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	8'
<b>Base Rate</b>	<b>\$235.30</b>
Frame Adj	(\$12.83)
Wall Height Adj	(\$21.66)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$200.81</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$200.81</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	(\$5.00)
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$195.81</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$164,480</b>

**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	D	1955	1980	45	A		0.85		840 sqft	\$114,023	80%	\$22,800	0%	100%	1.000	0.850	0.00	0.00	100.00	\$19,400
2: Utility Shed	1	SV	D	1976	1976	49	A		0.85		8'x12'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
3: Utility Shed	1	SV	D	2001	2001	24	A		0.85		12'x12'		55%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
4: Utility Shed	1	SV	D	1987	1987	38	A		0.85		10'x12'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0