

General Information

Parcel Number
55-09-35-310-005.000-020

Local Parcel Number
070-09-35-310-005-000

Tax ID:

Routing Number
36.0.00

Property Class 499
Other Commercial Structures

Year: 2025

Location Information

County
Morgan

Township
WASHINGTON TOWNSHIP

District 020 (Local 020)
WASHINGTON TOWNSHIP

School Corp 5925
M.S.D. MARTINSVILLE

Neighborhood 5709993-020
C-Washington Comm Unplatted

Section/Plat
35.04a

Location Address (1)
532 N KRISTI RD
MARTINSVILLE, IN 46151

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed
Saturday, May 31, 2025
Review Group 2022

Ownership

MACDONALD BRIAN
5890 S HAGGARD RD
MORGANTOWN, IN 46160

Legal

S35 T12 R1E PT NW & PT SW 4.63 A



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

2025	Assessment Year	2025/rbrummett	2024/rbrummett	2023/rbrummett	2022/rbrummett	2021/rbrummett
WIP	Reason For Change	AA	AA	GenReval	AA	AA
02/19/2025	As Of Date	04/23/2025	04/02/2024	03/20/2023	04/04/2022	03/29/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☒	☒	☐
\$82,000	Land	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$82,000	Land Non Res (3)	\$82,000	\$82,000	\$82,000	\$82,000	\$82,000
\$381,100	Improvement	\$381,100	\$293,600	\$293,600	\$309,400	\$284,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$381,100	Imp Non Res (3)	\$381,100	\$293,600	\$293,600	\$309,400	\$284,100
\$463,100	Total	\$463,100	\$375,600	\$375,600	\$391,400	\$366,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$463,100	Total Non Res (3)	\$463,100	\$375,600	\$375,600	\$391,400	\$366,100

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
11	A		0	1.0000	1.00	\$50,000	\$50,000	\$50,000	0%	1.0000	0.00	0.00	100.00	\$50,000
12	A		0	1.0000	1.00	\$11,000	\$11,000	\$11,000	0%	1.0000	0.00	0.00	100.00	\$11,000
13	A		0	2.6300	1.00	\$8,000	\$8,000	\$21,040	0%	1.0000	0.00	0.00	100.00	\$21,040

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed
Saturday, May 31, 2025
Review Group 2022

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/12/2023	MACDONALD BRIAN	202305769	CW	/	\$275,000	I
06/08/2015	CALVARY HEIGHTS	201505661	AF	/		I
01/01/1900	CALVARY HEIGHTS		WD	/		I

Notes

Land Computations

Calculated Acreage	4.63
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	4.63
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	4.63
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	\$82,000
Total Value	\$82,000

Data Source Aerial

Collector 09/07/2022

Reva Brummett

Appraiser

General Information			
Occupancy	C/I Building	Pre. Use	Theater
Description	C/I Building C 1	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 2(192')	1: 2(324')	
Heating	2304 sqft	5472 sqft	
A/C	2304 sqft	5472 sqft	
Sprinkler			

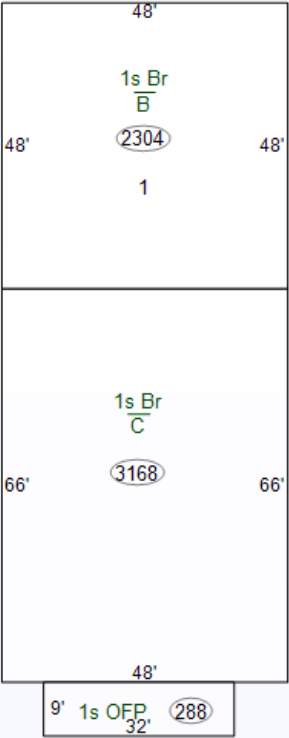
Plumbing RES/CI				Roofing			
#	TF	#	TF	☐ Built Up	☐ Tile	☐ Metal	
Full Bath	0	0	0	0	☐ Wood	☐ Asphalt	☐ Slate
Half Bath	0	0	3	6	☐ Other		
Kitchen Sinks	0		0		GCK Adjustments		
Water Heaters	0		0		☐ Low Prof	☐ Ext Sheat	☐ Insulatio
Add Fixtures	0	0	5	5	☐ SteelGP	☐ AluSR	☐ Int Liner
Total	0	0	8	11	☐ HGSR	☐ PPS	☐ Sand Pnl

Exterior Features		
Description	Area	Value
Porch, Open Frame	288	\$14,000

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$966,767	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$998,367
Plumbing	\$17,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$1,098,204
Exterior Features	\$14,000		

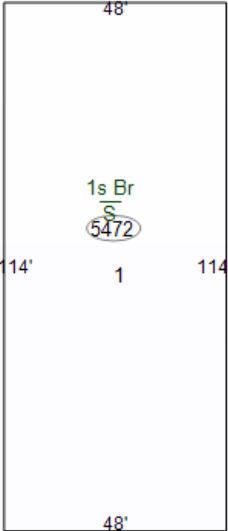
Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 1	1	Brick	C+2	1966	1967	58	A		1.00		7,776 sqft	\$1,098,204	80%	\$219,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$219,600



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENOFF	THEATRE
Use Area	2304 sqft	5472 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	192'	324'
PAR	8	6
# of Units / AC	0	0
Avg Unit sz dpth	-1	-1
Floor	B	1
Wall Height	9'	14'
Base Rate	\$123.16	\$163.21
Frame Adj	(\$13.14)	(\$16.80)
Wall Height Adj	(\$3.37)	(\$14.64)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$106.65	\$131.77
BPA Factor	1.00	1.00
Sub Total (rate)	\$106.65	\$131.77
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$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	\$106.65	\$131.77
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$245,722	\$721,045

General Information				
Occupancy	C/I Building	Pre. Use	General Office	
Description	C/I Building C 1	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	0	
SB		B	1	U
Wall Type			1: 2(324')	
Heating			5472 sqft	
A/C			5472 sqft	
Sprinkler				
Plumbing RES/CI				
	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	3	6
Kitchen Sinks		0	1	1
Water Heaters		0	1	1
Add Fixtures	0	0	3	3
Total	0	0	8	11
Roofing				
☐ Built Up ☐ Tile ☐ Metal				
☐ Wood ☐ Asphalt ☐ Slate				
☐ Other				
GCK Adjustments				
☐ Low Prof ☐ Ext Sheat ☐ Insulation				
☐ SteelGP ☐ AluSR ☐ Int Liner				
☐ HGSR ☐ PPS ☐ Sand Pnl				
Exterior Features				
Description		Area		Value

Special Features		Other Plumbing	
Description	Value	Description	Value



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Floor/Use Computations			
Pricing Key	GCM		
Use	GENOFF		
Use Area	5472 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	324'		
PAR	6		
# of Units / AC	0		
Avg Unit sz dpth	-1		
Floor	1		
Wall Height	10'		
Base Rate	\$135.40		
Frame Adj	(\$8.72)		
Wall Height Adj	(\$6.30)		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$120.38		
BPA Factor	1.00		
Sub Total (rate)	\$120.38		
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	\$120.38		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$658,719		

Building Computations			
Sub-Total (all floors)	\$658,719	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$676,319
Plumbing	\$17,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	1.00
Special Features	\$0	Repl. Cost New	\$743,951
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: C/I Building C 1	1	Brick	C+2	1960	1961	64	A		1.00		5,472 sqft	\$743,951	80%	\$148,790	0%	100%	1.000	1.000	0.00	0.00	100.00	\$148,800
2: Paving C 2	1	Asphalt	C	1960	1960	65	F	\$2.81	1.00	\$2.81	19,892 sqft	\$55,897	80%	\$11,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,200
3: Utility Shed C 4	1		D	2000	2000	25	F	\$20.44	1.00	\$16.35	14'x16'	\$3,663	60%	\$1,470	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500

