

General Information

Parcel Number 89-07-05-310-305.000-013
Local Parcel Number 08-05-310-305.005-08

Tax ID: 008-00559-00

Routing Number

Property Class 630 Exempt, Township

Year: 2025

Location Information

County WAYNE

Township GREENE TOWNSHIP

District 013 (Local 008) GREENE TOWNSHIP

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 985544-008 GREENE COM-985544 (008)

Section/Plat 0805310

Location Address (1) 8441 N CENTERVILLE RD WILLIAMSBURG, IN 47393

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

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 2028

Ownership

WILLIAMSBURG AREA COMMUNITY PO BOX 145 WILLIAMSBURG, IN 47393

Legal

PT N S SW SEC 5-17-14 2A & N 1/2 VAC ALLEY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/22/2021 to 01/01/1900.

Notes

1/19/2022 Misc: 2022: INSTR# 2021012506 VACATES 0.189A PORTION OF PUBLIC WAY 12-22-22

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 2025 and 2024.

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

**General Information**

|                     |               |                     |                  |
|---------------------|---------------|---------------------|------------------|
| <b>Occupancy</b>    | C/I Building  | <b>Pre. Use</b>     | General Office   |
| <b>Description</b>  | Mixed Use Com | <b>Pre. Framing</b> | Wood Joist       |
| <b>Story Height</b> | 2             | <b>Pre. Finish</b>  | Finished Divided |
| <b>Type</b>         | N/A           | <b># of Units</b>   | 0                |

|                  |            |            |            |          |
|------------------|------------|------------|------------|----------|
|                  | <b>SB</b>  | <b>B</b>   | <b>1</b>   | <b>U</b> |
| <b>Wall Type</b> | B: 1(378') | 1: 2(580') | U: 2(378') |          |
| <b>Heating</b>   | 7576 sqft  | 15159 sqft | 7576 sqft  |          |
| <b>A/C</b>       | 7576 sqft  | 15159 sqft | 7576 sqft  |          |
| <b>Sprinkler</b> |            |            |            |          |

**Plumbing RES/CI**

|                      |          |           |          |           |
|----------------------|----------|-----------|----------|-----------|
|                      | <b>#</b> | <b>TF</b> | <b>#</b> | <b>TF</b> |
| <b>Full Bath</b>     | 0        | 0         | 0        | 0         |
| <b>Half Bath</b>     | 0        | 0         | 0        | 0         |
| <b>Kitchen Sinks</b> | 0        | 0         | 0        | 0         |
| <b>Water Heaters</b> | 0        | 0         | 0        | 0         |
| <b>Add Fixtures</b>  |          | 0         | 10       | 10        |
| <b>Total</b>         | 0        | 0         | 10       | 10        |

**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**

|                    |             |              |
|--------------------|-------------|--------------|
| <b>Description</b> | <b>Area</b> | <b>Value</b> |
|--------------------|-------------|--------------|

**Special Features**

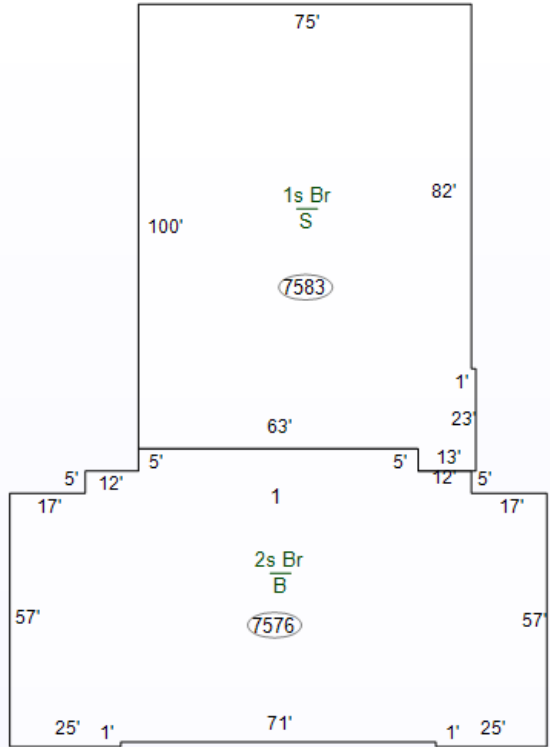
|                    |              |
|--------------------|--------------|
| <b>Description</b> | <b>Value</b> |
|--------------------|--------------|

**Other Plumbing**

|                    |              |
|--------------------|--------------|
| <b>Description</b> | <b>Value</b> |
|--------------------|--------------|

**Building Computations**

|                               |                    |                             |                    |
|-------------------------------|--------------------|-----------------------------|--------------------|
| <b>Sub-Total (all floors)</b> | <b>\$3,131,938</b> | Garages                     | \$0                |
| Racquetball/Squash            | \$0                | Fireplaces                  | \$0                |
| Theater Balcony               | \$0                | <b>Sub-Total (building)</b> | <b>\$3,147,938</b> |
| Plumbing                      | \$16,000           | Quality (Grade)             | \$1                |
| Other Plumbing                | \$0                | Location Multiplier         | 0.85               |
| Special Features              | \$0                | <b>Repl. Cost New</b>       | <b>\$2,675,747</b> |
| Exterior Features             | \$0                |                             |                    |



**Floor/Use Computations**

|                        |           |           |           |           |
|------------------------|-----------|-----------|-----------|-----------|
| <b>Pricing Key</b>     | GCM       | GCM       | GCM       | GCM       |
| <b>Use</b>             | GENOFF    | GENOFF    | THEATRE   | GENOFF    |
| <b>Use Area</b>        | 7576 sqft | 7650 sqft | 7509 sqft | 7576 sqft |
| <b>Area Not in Use</b> | 0 sqft    | 0 sqft    | 0 sqft    | 0 sqft    |
| <b>Use %</b>           | 100.0%    | 50.5%     | 49.5%     | 100.0%    |
| <b>Eff Perimeter</b>   | 378'      | 580'      | 580'      | 378'      |
| <b>PAR</b>             | 5         | 4         | 4         | 5         |
| <b># of Units / AC</b> | 0         | 0         | 0         | 0         |
| <b>Avg Unit szjpth</b> | -1        | -1        | -1        | -1        |
| <b>Floor</b>           | B         | 1         | 1         | 2         |
| <b>Wall Height</b>     | 10'       | 12'       | 20'       | 12'       |

|                      |                |                 |                 |                 |
|----------------------|----------------|-----------------|-----------------|-----------------|
| <b>Base Rate</b>     | <b>\$95.19</b> | <b>\$117.29</b> | <b>\$134.16</b> | <b>\$113.73</b> |
| Frame Adj            | (\$11.21)      | (\$8.72)        | (\$16.80)       | (\$10.26)       |
| 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          |
| <b>Adj Base Rate</b> | <b>\$83.98</b> | <b>\$108.57</b> | <b>\$117.36</b> | <b>\$103.47</b> |
| BPA Factor           | 1.00           | 1.00            | 1.00            | 1.00            |

|                         |                |                 |                 |                 |
|-------------------------|----------------|-----------------|-----------------|-----------------|
| <b>Sub Total (rate)</b> | <b>\$83.98</b> | <b>\$108.57</b> | <b>\$117.36</b> | <b>\$103.47</b> |
| Interior Finish         | \$0.00         | \$0.00          | \$0.00          | \$0.00          |
| Partitions              | \$0.00         | \$0.00          | \$0.00          | \$0.00          |
| Heating                 | \$0.00         | \$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          |
| <b>S.F. Price</b>       | <b>\$83.98</b> | <b>\$108.57</b> | <b>\$117.36</b> | <b>\$103.47</b> |

|                    |                  |                  |                  |                  |
|--------------------|------------------|------------------|------------------|------------------|
| <b>Sub-Total</b>   |                  |                  |                  |                  |
| Unit Cost          | \$0.00           | \$0.00           | \$0.00           | \$0.00           |
| Elevated Floor     | \$0.00           | \$0.00           | \$0.00           | \$0.00           |
| <b>Total (Use)</b> | <b>\$636,232</b> | <b>\$830,561</b> | <b>\$881,256</b> | <b>\$783,889</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 | 2            | Brick       | C     | 1920       | 1920     | 105 A         |           | 0.85 |          | 30,311 sqft | \$2,675,747 | 80%      | \$535,150     | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$535,200    |
| 2: Paving               | 1            | Concrete    | C     | 2000       | 2000     | 25 A          | \$3.51    | 0.85 | \$2.98   | 500 sqft    | \$1,492     | 80%      | \$300         | 0%      | 100% | 1.000 | 1.000 | 0.00  | 0.00  | 100.00 | \$300        |