

General Information

Parcel Number 89-07-29-000-101.000-032
Local Parcel Number 21-29-000-101.000-17

Tax ID: 017-00206-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township WEBSTER TOWNSHIP

District 032 (Local 017) WEBSTER TOWNSHIP

School Corp 8375 NORTHEASTERN WAYNE

Neighborhood 174409-017 WEBSTER-174409 (017)

Section/Plat 2129000

Location Address (1) 4823 N CENTERVILLE RD GREENSFORK, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

DRAKE PUREBRED FARMS INC
2736 N BRICK CHURCH RD
CAMBRIDGE CITY, IN 47327

Legal

NW SEC 29-17-14 158A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts for 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 for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Data Source External Only Collector 12/05/2024 js

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Agricultural

Notes

1/23/2025 Misc: 2025 GENERAL REVALUATION
7/27/2020 Misc: 2021 GENERAL REVAL
3/11/2019 Misc: 2019 - REMOVE FEED LOT PER STATE GUIDELINE PER COUNTY ASSESSOR 3/11/2019

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage (158.00), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (158.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (2.89), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (154.11), Farmland Value (\$311,450), Measured Acreage (154.11), Avg Farmland Value/Acre (2021), Value of Farmland (\$311,460), Classified Total (\$0), Farm / Classified Value (\$311,500), Homesite(s) Value (\$19,600), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$311,500), CAP 3 Value (\$0), and Total Value (\$331,100).

Appraiser 01/23/2025 Nexus

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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
6	A	MNC	0	5.880000	0.81	\$2,390	\$1,936	\$11,384	-80%	1.0000	0.00	100.00	0.00	\$2,280
6	A	SH	0	0.010000	1.11	\$2,390	\$2,653	\$27	-80%	1.0000	0.00	100.00	0.00	\$10
6	A	SUC3	0	0.280000	0.68	\$2,390	\$1,625	\$455	-80%	1.0000	0.00	100.00	0.00	\$90
6	A	TR	0	0.430000	1.28	\$2,390	\$3,059	\$1,315	-80%	1.0000	0.00	100.00	0.00	\$260
71	A	CRA	0	1.140000	1.02	\$2,390	\$2,438	\$2,779	-40%	1.0000	0.00	100.00	0.00	\$1,670
71	A	CRB	0	0.600000	0.89	\$2,390	\$2,127	\$1,276	-40%	1.0000	0.00	100.00	0.00	\$770
71	A	SUC3	0	1.720000	0.68	\$2,390	\$1,625	\$2,795	-40%	1.0000	0.00	100.00	0.00	\$1,680
72	A	WTR	0	0.210000	0.50	\$2,390	\$1,195	\$251	-40%	1.0000	0.00	100.00	0.00	\$150
82	A		0	2.890000	1.00	\$2,390	\$2,390	\$6,907	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 2  
 Style N/A  
 Finished Area 2520 sqft  
 Make

Floor Finish

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

Wall Finish

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

Roofing

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

Exterior Features

Description	Area	Value
Porch, Open Frame	32	\$3,400
Canopy, Shed Type	168	\$1,400
Patio, Concrete	168	\$1,300

Plumbing

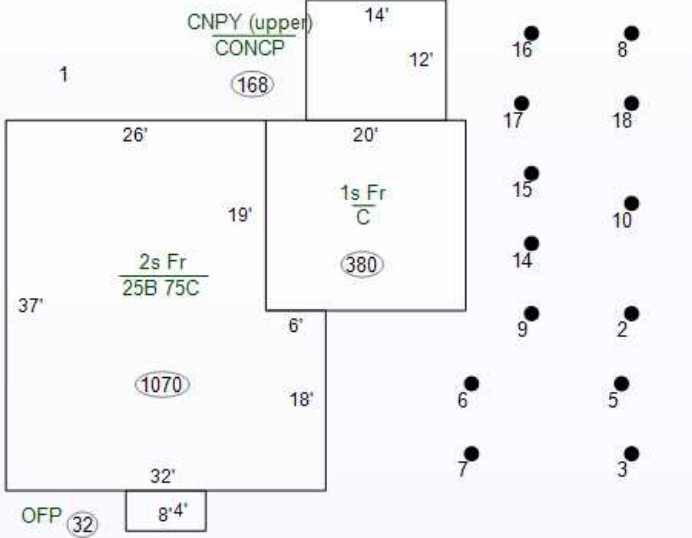
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>7</b>

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1450	1450	\$131,800	
2	1Fr	1070	1070	\$54,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		268	0	\$19,400	
Crawl		1182	0	\$8,300	
Slab					

**Total Base** \$214,000

**Adjustments** 1 Row Type Adj. x 1.00 \$214,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1450 2:1070	\$7,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$221,000

**Sub-Total, 1 Units**

Exterior Features (+) \$6,100 \$227,100

Garages (+) 0 sqft \$0 \$227,100

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

**Replacement Cost** \$183,383

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: Residential Dwelling	2	Wood Fr	C-1	1860	1860	165	A		0.85		2,788 sqft	\$183,383	45%	\$100,860	0%	100%	1.230	1.000	100.00	0.00	0.00	\$124,100
2: Barn, Pole (T3)	1	T3AW	D	1930	1930	95	F	\$22.57	0.85		18' x 36' x 12'	\$8,111	70%	\$2,430	50%	100%	1.000	1.000	0.00	100.00	0.00	\$1,200
3: Detached Garage/Boat H	1	Wood Fr	D	1930	1930	95	A	\$41.81	0.85	\$28.43	24'x26'	\$17,741	50%	\$8,870	0%	100%	1.230	1.000	100.00	0.00	0.00	\$10,900
4: Frame Corn Crib	1	Drive Thr	D	1930	1930	95	A	\$21.35	0.85		22' x40'	\$32,520	65%	\$11,380	25%	100%	1.000	1.000	0.00	0.00	100.00	\$8,500
5: Hog Confinement Facility	1	Wood Si	C	1985	1985	40	A	\$22.22	0.85		26'x54'	\$42,795	65%	\$14,980	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,000
6: Hog Confinement Facility	1	Pole	C	1982	1982	43	A	\$19.14	0.85		24'x62'	\$41,460	65%	\$14,510	0%	100%	1.000	1.000	0.00	0.00	100.00	\$14,500
7: Hog Confinement Facility	1	Wood Si	C	1982	1982	43	A	\$20.03	0.85		22'x96'	\$28,113	65%	\$9,840	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,800
8: Lean-to	1	Earth Flo	D	1930	1930	95	A	\$5.58	0.85		18'x38' x 10'	\$2,595	65%	\$910	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
9: Lean-to	1	Earth Flo	D	1930	1930	95	A	\$3.36	0.85		6'x10' x 5'	\$137	65%	\$50	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
10: Lean-To	1	Earth Flo	C	1930	1930	95	A	\$4.69	0.85		16'x40' x 8'	\$2,551	65%	\$890	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
11: Silo	1	Concrete	C	1930	1930	95	A		0.85		12' x 50'	\$15,895	65%	\$5,560	25%	100%	1.000	1.000	0.00	0.00	100.00	\$4,200

Total all pages \$228,600

Total supplemental page \$38,500

Total this page \$190,100

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Steel Grain Bin	1		C	1969	1969	56 A		0.85		20' x 18'	\$14,861	65%	\$5,200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,200
13: Steel Grain Bin	1		C	1969	1969	56 A		0.85		20' x 18'	\$14,861	65%	\$5,200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,200
14: Type 2 Barn	1		C	1930	1930	95 A	\$32.90	0.85		40' x 60' x 16'	\$67,123	65%	\$23,490	0%	100%	1.000	1.000	0.00	0.00	100.00	\$23,500
15: Type 3 Barn	1	T3AW	C	1985	1985	40 A	\$32.54	0.85		6' x 26' x 8'	\$3,599	55%	\$1,620	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,600
16: Type 3 Barn	1	T3AW	C	1930	1930	95 A	\$22.47	0.85		22' x 30' x 8'	\$11,275	65%	\$3,950	25%	100%	1.000	1.000	100.00	0.00	0.00	\$3,000
17: Utility Shed	1	SV	C	1930	1930	95 F		0.85		14'x38'		70%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
18: Utility Shed	1	SV	D	1930	1930	95 A		0.85		8'x12'		65%		0%	100%	1.230	1.000	0.00	100.00	0.00	\$0