

89-09-11-000-203.000-004

General Information

Parcel Number
89-09-11-000-203.000-004

Local Parcel Number
30-11-000-203.000-03

Tax ID:
003-00670-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County
WAYNE

Township
CENTER TOWNSHIP

District 004 (Local 003)
CENTER TOWNSHIP

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 934008-003
CENTER-934008 (003)

Section/Plat
3011000

Location Address (1)
2079 N MINERAL SPRINGS RD
CENTERVILLE, IN 47330

Zoning

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 Friday, May 16, 2025

Review Group 2027

BURRIS, TRENT J & KATELYN

Ownership

BURRIS, TRENT J & KATELYN
8242 GEORGE EARLY RD
CENTERVILLE, IN 47330

Legal

N 1/2 NE 11-16-13 70.59A SUBJ TO 13.026 A
STATE HWY R/W



2079 N MINERAL SPRINGS RD 101, Cash Grain/General Farm

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/03/2021	BURRIS, TRENT J &	2021005579	EX	/	\$1,078,900	I
08/13/2015	MARTIN, MILDRED	2015006814	SA	/		I
10/14/2013	MARTIN, KERMIT & M	2013009059	SA	/		I
01/01/1900	MARTIN, GUY; KERMI	2013009059	SA	/		I

CENTER-934008 (003)/9340 1/2

Notes

3/6/2023 Misc: 2023 GENERAL REVALUATION

Agricultural

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$139,500	Land	\$139,500	\$154,500	\$145,200	\$122,300	\$100,100
\$21,800	Land Res (1)	\$21,800	\$21,800	\$18,600	\$16,800	\$16,800
\$117,700	Land Non Res (2)	\$117,700	\$132,700	\$126,600	\$105,500	\$83,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$150,800	Improvement	\$150,800	\$150,800	\$132,600	\$121,500	\$124,000
\$130,300	Imp Res (1)	\$130,300	\$130,300	\$111,700	\$100,600	\$94,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$20,500	Imp Non Res (3)	\$20,500	\$20,500	\$20,900	\$20,900	\$29,100
\$290,300	Total	\$290,300	\$305,300	\$277,800	\$243,800	\$224,100
\$152,100	Total Res (1)	\$152,100	\$152,100	\$130,300	\$117,400	\$111,700
\$117,700	Total Non Res (2)	\$117,700	\$132,700	\$126,600	\$105,500	\$83,300
\$20,500	Total Non Res (3)	\$20,500	\$20,500	\$20,900	\$20,900	\$29,100

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

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
9	A		0	1.000000	1.00	\$21,800	\$21,800	\$21,800	0%	1.0000	100.00	0.00	0.00	\$21,800
4	A	CRA	0	16.330000	1.02	\$2,120	\$2,162	\$35,305	0%	1.0000	0.00	100.00	0.00	\$35,310
4	A	MNB	0	20.80400	0.89	\$2,120	\$1,887	\$39,257	0%	1.0000	0.00	100.00	0.00	\$39,260
4	A	MNC	0	2.000000	0.81	\$2,120	\$1,717	\$3,434	0%	1.0000	0.00	100.00	0.00	\$3,430
4	A	TR	0	12.880000	1.28	\$2,120	\$2,714	\$34,956	0%	1.0000	0.00	100.00	0.00	\$34,960
5	A	CRA	0	0.040000	1.02	\$2,120	\$2,162	\$86	-60%	1.0000	0.00	100.00	0.00	\$30
5	A	MNB	0	0.470000	0.89	\$2,120	\$1,887	\$887	-60%	1.0000	0.00	100.00	0.00	\$350
5	A	MNC	0	0.280000	0.81	\$2,120	\$1,717	\$481	-60%	1.0000	0.00	100.00	0.00	\$190
5	A	TR	0	1.920000	1.28	\$2,120	\$2,714	\$5,211	-60%	1.0000	0.00	100.00	0.00	\$2,080
71	A	MNB	0	1.820000	0.89	\$2,120	\$1,887	\$3,434	-40%	1.0000	0.00	100.00	0.00	\$2,060
71	A	TR	0	0.020000	1.28	\$2,120	\$2,714	\$54	-40%	1.0000	0.00	100.00	0.00	\$30
82	A		0	13.02600	1.00	\$2,120	\$2,120	\$27,615	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	70.59
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	70.59
81 Legal Drain NV	0.00
82 Public Roads NV	13.03
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	56.56
Farmland Value	\$117,700
Measured Acreage	56.56
Avg Farmland Value/Acre	2081
Value of Farmland	\$117,710
Classified Total	\$0
Farm / Classified Value	\$117,700
Homesite(s) Value	\$21,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,800
CAP 2 Value	\$117,700
CAP 3 Value	\$0
Total Value	\$139,500

General Information			
Occupancy	Single-Family	#	TF
Description	Residential Dwelling	Full Bath	2 6
Story Height	2	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	2296 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0

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		

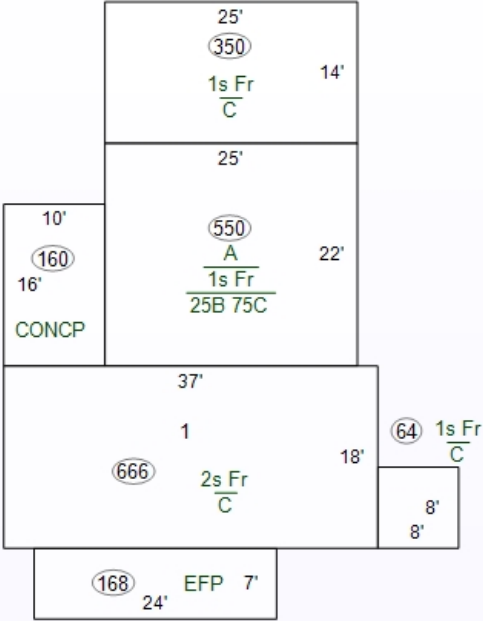
Exterior Features		
Description	Area	Value
Patio, Concrete	160	\$1,200
Porch, Enclosed Frame	168	\$12,800

Plumbing		
Total	4	8

Accommodations	
Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type	
Central Warm Air	

- 6
- 8
- 4
- 3
- 5
- 7
- 2
- 9



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1630	1630	\$142,100
2	1Fr	666	666	\$41,700
3				
4				
1/4				
1/2				
3/4				
Attic		550	0	\$6,300
Bsmt		138	0	\$17,300
Crawl		1492	0	\$9,300
Slab				

		Total Base	\$216,700
Adjustments	1 Row Type Adj. x 1.00		\$216,700
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0

		Sub-Total, One Unit	\$219,100
		Sub-Total, 1 Units	
Exterior Features (+)	\$14,000		\$233,100
Garages (+) 0 sqft	\$0		\$233,100
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.85
		Replacement Cost	\$168,415

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	D+1	1860	1860	165	A		0.85		2,984 sqft	\$168,415	50%	\$84,210	0%	100%	1.270	1.000	100.00	0.00	0.00	\$106,900
2: Detached Garage/Boat H	1	Concrete	C	1940	1940	85	F	\$32.24	0.85	\$27.40	28'x48'	\$36,831	50%	\$18,420	0%	100%	1.270	1.000	100.00	0.00	0.00	\$23,400
3: Lean-to	1	Concrete	C	1968	1968	57	A	\$10.50	0.85		30'x67' x 12'	\$17,939	65%	\$6,280	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,300
4: Lean-to	1	Concrete	C	1940	1940	85	F	\$8.80	0.85		12'x18' x 8'	\$1,616	70%	\$480	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
5: Silo	1	Reinforc	C	1945	1945	80	VP		0.85		12' x 40'	\$17,680	85%	\$2,650	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
6: Type 2 Barn	1		C	1900	1900	125	F	\$43.48	0.85		21' x 34' x 12'	\$24,397	70%	\$7,320	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,700
7: Type 2 Barn	1		C	1900	1900	125	F	\$32.90	0.85		40' x 60' x 14'	\$50,791	70%	\$15,240	50%	100%	1.000	1.000	0.00	0.00	100.00	\$7,600
8: Type 2 Barn	1		C	1900	1900	125	F	\$47.64	0.85		24' x 20' x 12'	\$15,388	70%	\$4,620	50%	100%	1.000	1.000	0.00	0.00	100.00	\$2,300
9: Utility Shed	1	SV	C	1900	1900	125	A		0.85		15'x27'		65%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0