

General Information
Parcel Number
 89-09-13-000-341.000-004
Local Parcel Number
 30-13-000-341.000-03
Tax ID:
 003-00376-00
Routing Number

Ownership
 PARKER, VERDENA & MICHAEL PAR
 8061 GEORGE EARLY RD
 CENTERVILLE, IN 47330
Legal
 PT SW SEC 13-16-13 24.26A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/13/2023	PARKER, VERDENA	2023005224	WD	/	\$191,406	I
08/18/2017	MINOR, MARK A JR &	2017006751	CT	/		I
03/12/2014	MINOR, MARK A JR &	2014001643	WD	/	\$230,000	V
12/31/2012	FOUST, STEPHEN R	2012011100	CT	/		I
01/01/1900	FOUST, STEPHEN R	2012011100	CT	/		I

Notes
 10/22/2018 Misc: 2019 GENERAL REVALUATION: CHANGED SFD GRADE TO C+1, CHANGED LEAN TO COND TO FAIR, REMOVED SV FROM LEAN TO, ADJUSTED SIZE OF LEAN TO, REMOVED LEAN TO, CNPY FROM CONCP, AND ADDED CAR SHED

Property Class 101
 Cash Grain/General Farm



Agricultural

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
 3013000
Location Address (1)
 8061 GEORGE EARLY RD
 CENTERVILLE, IN 47330

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$40,900	Land	\$40,900	\$36,800	\$31,900	\$28,800	\$27,100
\$21,800	Land Res (1)	\$21,800	\$18,600	\$16,800	\$16,800	\$16,800
\$19,100	Land Non Res (2)	\$19,100	\$18,200	\$15,100	\$12,000	\$10,300
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$223,900	Improvement	\$223,900	\$194,500	\$175,300	\$174,900	\$172,200
\$223,800	Imp Res (1)	\$223,800	\$194,400	\$172,500	\$171,700	\$169,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$100	Imp Non Res (3)	\$100	\$100	\$2,800	\$3,200	\$2,900
\$264,800	Total	\$264,800	\$231,300	\$207,200	\$203,700	\$199,300
\$245,600	Total Res (1)	\$245,600	\$213,000	\$189,300	\$188,500	\$186,100
\$19,100	Total Non Res (2)	\$19,100	\$18,200	\$15,100	\$12,000	\$10,300
\$100	Total Non Res (3)	\$100	\$100	\$2,800	\$3,200	\$2,900

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

Zoning
 ZO01 Residential
Subdivision

Lot

Market Model
 N/A
Characteristics
Topography **Flood Hazard**
 Level
Public Utilities **ERA**
 Electricity
Streets or Roads **TIF**
 Paved
Neighborhood Life Cycle Stage
 Static
 Printed Tuesday, April 29, 2025
 Review Group 2027

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	MNB	0	4.760000	0.89	\$2,390	\$2,127	\$10,125	0%	1.0000	0.00	100.00	0.00	\$10,120
4	A	MNC	0	0.220000	0.81	\$2,390	\$1,936	\$426	0%	1.0000	0.00	100.00	0.00	\$430
4	A	SUC3	0	0.360000	0.68	\$2,390	\$1,625	\$585	0%	1.0000	0.00	100.00	0.00	\$590
5	A	MNB	0	1.440000	0.89	\$2,390	\$2,127	\$3,063	-60%	1.0000	0.00	100.00	0.00	\$1,230
5	A	MNC	0	1.250000	0.81	\$2,390	\$1,936	\$2,420	-60%	1.0000	0.00	100.00	0.00	\$970
5	A	MND	0	0.210000	0.68	\$2,390	\$1,625	\$341	-60%	1.0000	0.00	100.00	0.00	\$140
6	A	MNB	0	3.240000	0.89	\$2,390	\$2,127	\$6,891	-80%	1.0000	0.00	100.00	0.00	\$1,380
6	A	MNC	0	3.520000	0.81	\$2,390	\$1,936	\$6,815	-80%	1.0000	0.00	100.00	0.00	\$1,360
6	A	MND	0	7.960000	0.68	\$2,390	\$1,625	\$12,935	-80%	1.0000	0.00	100.00	0.00	\$2,590
71	A	MNB	0	0.190000	0.89	\$2,390	\$2,127	\$404	-40%	1.0000	0.00	100.00	0.00	\$240
82	A		0	0.110000	1.00	\$2,390	\$2,390	\$263	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	24.26
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	24.26
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	23.15
Farmland Value	\$19,050
Measured Acreage	23.15
Avg Farmland Value/Acre	823
Value of Farmland	\$19,050
Classified Total	\$0
Farm / Classified Value	\$19,100
Homesite(s) Value	\$21,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,800
CAP 2 Value	\$19,100
CAP 3 Value	\$0
Total Value	\$40,900

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2534 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
Patio, Concrete	500	\$3,700
Porch, Open Frame	156	\$8,300

Plumbing

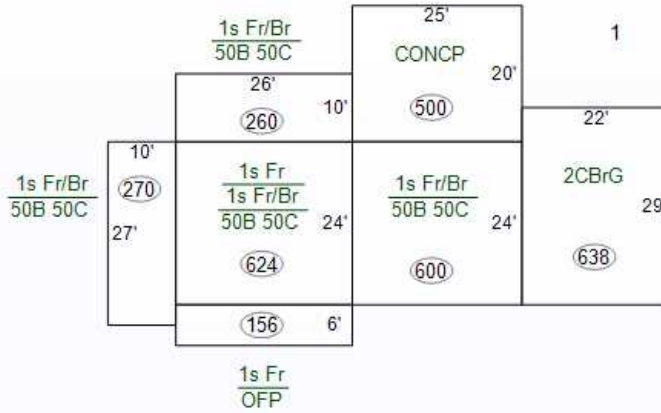
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1754	1754	\$158,600	
2	1Fr	780	780	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		877	0	\$32,100	
Crawl		877	0	\$7,100	
Slab					

Total Base	\$242,500
Adjustments	1 Row Type Adj. x 1.00
Sub-Total, One Unit	\$261,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:2 MO:2 \$9,000
No Heating (-)	\$0
A/C (+)	1:1754 2:780 \$7,100
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$261,000
Sub-Total, 1 Units	
Exterior Features (+)	\$12,000 \$273,000
Garages (+) 638 sqft	\$27,300 \$300,300
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.85
Replacement Cost	\$268,018

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	2/6 Maso	C+1	1976	1976	49	A		0.85		3,411 sqft	\$268,018	35%	\$174,210	0%	100%	1.270	1.000	100.00	0.00	0.00	\$221,200
2: Car Shed	1		E	2017	2017	8	F	\$10.10	0.85	\$3.43	16'x21'	\$1,154	25%	\$870	0%	100%	1.270	1.000	100.00	0.00	0.00	\$1,100
3: Lean-to	1	Earth Flo	C	1950	1950	75	F	\$4.69	0.85		16'x24' x 8'	\$1,531	70%	\$460	99%	100%	1.000	1.000	0.00	0.00	100.00	\$100
4: Type 3 Barn	1	T31SO	C	1920	1920	105	F	\$17.51	0.85		24' x 38' x 8'	\$9,878	70%	\$2,960	50%	100%	1.000	1.000	100.00	0.00	0.00	\$1,500