

General Information

Parcel Number 89-09-14-000-312.001-004
Local Parcel Number 30-14-000-312.010-03

Tax ID: 003-01118-01

Routing Number

Property Class 101 RENTAL
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 3014000
Location Address (1) 9165 COLLEGE CORNER RD CENTERVILLE, IN 47330

Ownership

SHADE TREE BORERS LLC
9204 BLACK RD
CENTERVILLE, IN 47330

Legal

PT SW SEC 14-16-13 65.697A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/18/2016 to 01/01/1900.

Notes

4/12/2023 Misc: 2023 GENERAL REVAL



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (65.70), Actual Frontage (0), Developer Discount, Parcel Acreage (65.70), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.50), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (64.20), Farmland Value (\$110,740), Measured Acreage (64.20), Avg Farmland Value/Acre (1725), Value of Farmland (\$110,750), Classified Total (\$0), Farm / Classified Value (\$110,800), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$110,800), CAP 3 Value (\$0), Total Value (\$132,600).

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 Tuesday, April 29, 2025

Review Group 2027

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

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. Rows include various land parcels with their respective attributes.

Data Source External Only Collector 10/27/2022 rc

Appraiser 04/12/2023 Nexus

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
6	A	MND	0	0.450000	0.68	\$2,390	\$1,625	\$731	-80%	1.0000	0.00	100.00	0.00	\$150
6	A	SUD3	0	1.400000	0.55	\$2,390	\$1,315	\$1,841	-80%	1.0000	0.00	100.00	0.00	\$370
71	A	MNB	0	0.440000	0.89	\$2,390	\$2,127	\$936	-40%	1.0000	0.00	100.00	0.00	\$560
71	A	MNC	0	0.680000	0.81	\$2,390	\$1,936	\$1,316	-40%	1.0000	0.00	100.00	0.00	\$790
71	A	SUD3	0	0.050000	0.55	\$2,390	\$1,315	\$66	-40%	1.0000	0.00	100.00	0.00	\$40
82	A		0	0.500000	1.00	\$2,390	\$2,390	\$1,195	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1248 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, Enclosed Frame	396	\$21,900
Porch, Open Frame	128	\$7,500
Porch, Open Frame	36	\$3,400

Plumbing

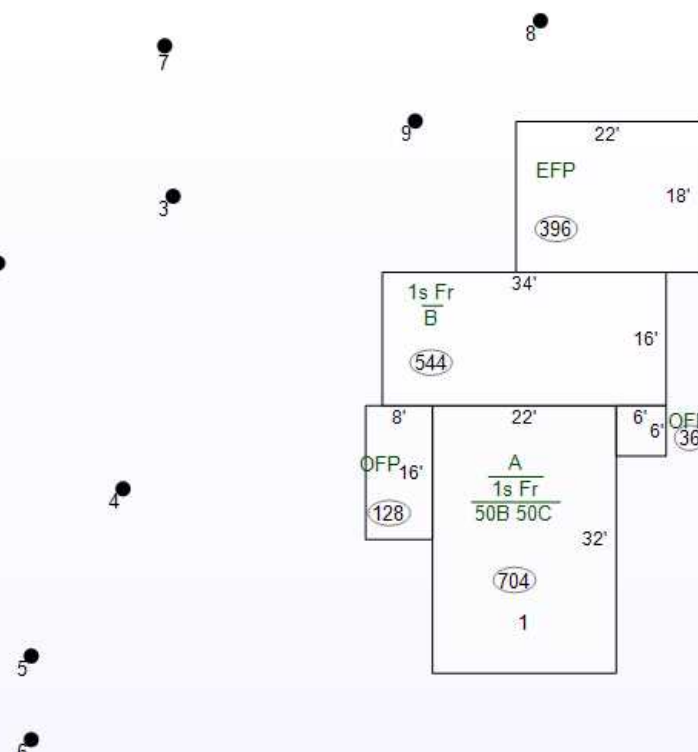
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1248	1248	\$121,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	704	0	\$7,100	
Bsmt	896	0	\$32,600	
Crawl	352	0	\$4,800	
Slab				

Total Base \$165,500

Adjustments 1 Row Type Adj. x 1.00 \$165,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$165,500

Sub-Total, 1 Units

Exterior Features (+) \$32,800 \$198,300

Garages (+) 0 sqft \$0 \$198,300

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

Replacement Cost \$134,844

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	1	Wood Fr	D	1900	1900	125	VP		0.85		2,848 sqft	\$134,844	95%	\$6,740	95%	100%	1.270	1.000	100.00	0.00	0.00	\$400
2: Barn, Pole (T3)	1	T30W	C	2022	2022	3	A	\$18.35	0.85		8' x 20' x 8'	\$1,785	10%	\$1,610	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,600
3: Detached Garage/Boat H	1	Concrete	C	1950	1950	75	A	\$37.10	0.85	\$31.54	24'x34'	\$25,733	45%	\$14,150	0%	100%	1.270	1.000	100.00	0.00	0.00	\$18,000
4: Frame Corn Crib	1	Drive Thr	C	1980	1980	45	A	\$22.02	0.85		16' x 14'	\$4,193	60%	\$1,680	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
5: Lean-to	1	Earth Flo	C	1900	1900	125	A	\$5.58	0.85		18'x50' x 10'	\$4,269	65%	\$1,490	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
6: Type 2 Barn	1		D	1900	1900	125	A	\$32.60	0.85		50' x 50' x 12'	\$57,485	65%	\$20,120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$20,100
7: Type 3 Barn	1	T31SO	D-1	2010	2010	15	F	\$17.95	0.85		24' x 34' x 8'	\$7,988	35%	\$5,190	0%	100%	1.000	1.000	100.00	0.00	0.00	\$5,200
8: Type 3 Barn	1	T3AW	C	2011	2011	14	A	\$15.18	0.85		40' x 76' x 14'	\$30,517	30%	\$21,360	0%	100%	1.000	1.000	100.00	0.00	0.00	\$21,400
9: Utility Shed	1	SV	C	1989	1989	36	A		0.85		8'x16'		65%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0

