

General Information

Parcel Number 89-09-22-000-419.000-004

Local Parcel Number 30-22-000-419.000-03

Tax ID: 003-00975-00

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 3022000

Location Address (1) 9640 W US HWY 40 CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2027

Ownership

ESH, SAMUEL & RACHEL 9640 W US HIGHWAY 40 CENTERVILLE, IN 47330

Legal

PT SE 22-16-13 47.88A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/17/2022 to 01/01/1900.

Notes

1/22/2024 PERMIT/CO: 2024 PERMIT ADD NEW DWELLING AT 100%
2/1/2023 Misc: 2023 GENERAL REVAL
2023 PERMIT # 21-123: ADD T2 BARN 100%



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: Land Computations, Value. Rows include Calculated Acreage (47.88), Actual Frontage (0), Developer Discount, Parcel Acreage (47.88), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (46.88), Farmland Value (\$47,160), Measured Acreage (46.88), Avg Farmland Value/Acre (1006), Value of Farmland (\$47,160), Classified Total (\$0), Farm / Classified Value (\$47,200), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$47,200), CAP 3 Value (\$0), Total Value (\$69,000).

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 Permit Collector 05/03/2022 P & Z DEPT. Appraiser 12/15/2023 gw

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	MRB	0	0.070000	0.89	\$2,390	\$2,127	\$149	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	SUC3	0	0.760000	0.68	\$2,390	\$1,625	\$1,235	-80%	1.0000	0.00	100.00	0.00	\$250

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2800 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	176	\$9,200
Porch, Open Frame	192	\$10,100

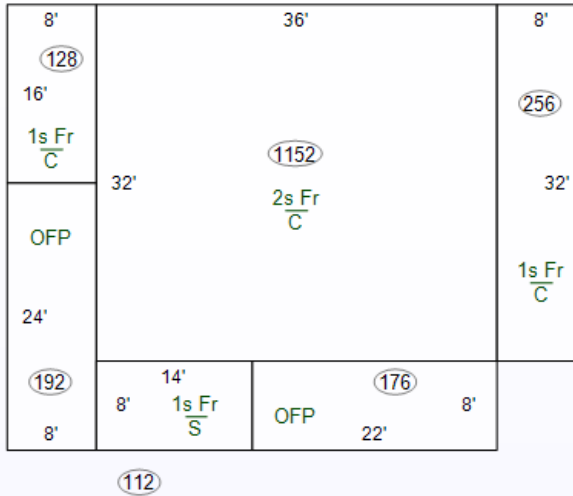
Plumbing

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	7

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1648	1648	\$143,900	
2	1Fr	1152	1152	\$57,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1536	0	\$9,400	
Slab		112	0	\$0	
				Total Base	\$210,300

Adjustments	1 Row Type Adj. x 1.00	\$210,300
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Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	1:1648 2:1152 (\$19,000)
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$196,100
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Sub-Total, 1 Units	
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Exterior Features (+)	\$19,300	\$215,400
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Garages (+) 0 sqft	\$0	\$215,400
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Quality and Design Factor (Grade)	1.10
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Location Multiplier	0.85
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Replacement Cost	\$201,399
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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+2	2023	2023	2	A		0.85		2,800 sqft	\$201,399	2%	\$197,370	0%	100%	1.270	1.000	100.00	0.00	0.00	\$250,700
2: Barn, Bank & Flat (T2)	1		C	2021	2021	4	A	\$35.49	0.85		36' x 48' x 16'	\$60,302	10%	\$54,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$54,300

