General Information

Parcel Number
89-09-26-300-323.000-004

Local Parcel Number
30-26-300-323.000-03

Tax ID:
003-01119-00

Routing Number

Property Class 100
Vacant Land

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
3026300

Location Address (1)
COLVIN RD
CENTERVILLE, IN 47330

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

WALTHER, DALE A & BEVERLY J TI
2989 WILLOW GROVE RD
CENTERVILLE, IN 47330

Legal

PT E 1/2 SW SEC 26-16-13 21.90A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/01/2013	WALTHER, DALE A &	2013009654	QC	/		I
01/01/1900	WALTHER, DALE A &	2013009654	QC	/		I

Notes

1/11/2023 Misc: 2023 GENERAL REVALUATION

Agricultural

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

2025	Assessment Year	2025	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	☐	☐	☐	☐	☐
$34,600	**Land**	**$34,600**	**$33,000**	**$27,500**	**$21,700**	**$18,700**
$0	Land Res (1)	$0	$0	$0	$0	$0
$34,600	Land Non Res (2)	$34,600	$33,000	$27,500	$21,700	$18,700
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$34,600	**Total**	**$34,600**	**$33,000**	**$27,500**	**$21,700**	**$18,700**
$0	Total Res (1)	$0	$0	$0	$0	$0
$34,600	Total Non Res (2)	$34,600	$33,000	$27,500	$21,700	$18,700
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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
4	A	CRB	0	5.520000	0.89	$2,390	$2,127	$11,741	0%	1.0000	0.00	100.00	0.00	$11,740
4	A	MNC	0	7.690000	0.81	$2,390	$1,936	$14,888	0%	1.0000	0.00	100.00	0.00	$14,890
4	A	MNE	0	0.160000	0.60	$2,390	$1,434	$229	0%	1.0000	0.00	100.00	0.00	$230
4	A	MRB	0	2.400000	0.89	$2,390	$2,127	$5,105	0%	1.0000	0.00	100.00	0.00	$5,100
5	A	CRB	0	0.140000	0.89	$2,390	$2,127	$298	-60%	1.0000	0.00	100.00	0.00	$120
5	A	MNC	0	1.890000	0.81	$2,390	$1,936	$3,659	-60%	1.0000	0.00	100.00	0.00	$1,460
5	A	MRB	0	0.020000	0.89	$2,390	$2,127	$43	-60%	1.0000	0.00	100.00	0.00	$20
6	A	MNE	0	2.810000	0.60	$2,390	$1,434	$4,030	-80%	1.0000	0.00	100.00	0.00	$810
6	A	MRB	0	0.560000	0.89	$2,390	$2,127	$1,191	-80%	1.0000	0.00	100.00	0.00	$240
82	A		0	0.710000	1.00	$2,390	$2,390	$1,697	-100%	1.0000	0.00	100.00	0.00	$00

Land Computations

Calculated Acreage	21.90
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	21.90
81 Legal Drain NV	0.00
82 Public Roads NV	0.71
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	21.19
Farmland Value	$34,610
Measured Acreage	21.19
Avg Farmland Value/Acre	1633
Value of Farmland	$34,600
Classified Total	$0
Farm / Classifed Value	$34,600
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$34,600
CAP 3 Value	$0
Total Value	**$34,600**

Data Source External Only **Collector** 10/14/2022 rc **Appraiser** 01/11/2023 Nexus