

89-09-27-000-212.000-004

POWELL, THOMAS MICHAEL &

9392 US HIGHWAY 40

101, Cash Grain/General Farm

CENTER-934008 (003)/9340

General Information

Parcel Number 89-09-27-000-212.000-004

Local Parcel Number 30-27-000-212.000-03

Tax ID: 003-00845-00

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 3027000

Location Address (1) 9392 US HIGHWAY 40 CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

POWELL, THOMAS MICHAEL & AMY 9392 W US HIGHWAY 40 CENTERVILLE, IN 47330

Legal

NE D NE SEC 27-16-13 0.90A PT E D SE SEC 22-16-13 6.96A EXC 9 X 235 FT S SIDE



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Agricultural

Notes

3/8/2023 Misc: 2023 GENERAL REVAL

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

Data Source External Only

Collector 11/02/2022 rc

Appraiser 03/08/2023 Nexus

Total Value \$27,500

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	3012 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input 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 type="checkbox"/> Metal	<input checked="" 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
Stoop, Masonry	368	\$6,500
Patio, Concrete	252	\$1,900
Porch, Enclosed Frame	180	\$12,800

Plumbing

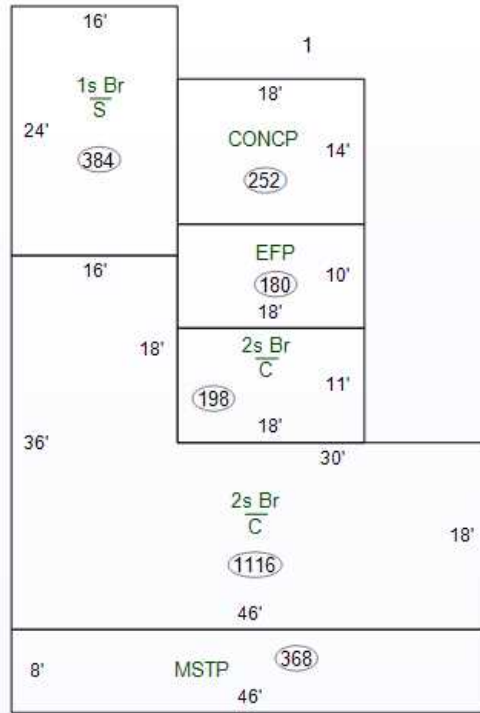
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1698	1698	\$162,500	
2	7	1314	1314	\$75,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1314	0	\$8,900	
Slab		384	0	\$0	
				Total Base	\$246,700

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1698 2:1314	\$7,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$261,400

Sub-Total, 1 Units

Exterior Features (+)	\$21,200	\$282,600
Garages (+) 0 sqft	\$0	\$282,600
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$228,200

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	Brick	C-1	1820	1820	205 F		0.85		3,012 sqft	\$228,200	50%	\$114,100	77%	100%	1.270	1.000	100.00	0.00	0.00	\$33,300
2: Detached Garage	1	Wood Fr	C	1989	1989	36 F	\$41.81	0.85	\$35.54	24'x24'	\$20,470	34%	\$13,510	0%	100%	1.270	1.000	100.00	0.00	0.00	\$17,200
3: Type 3 Barn	1	T3AW	D	1910	1910	115 P	\$22.10	0.85		22' x 32' x 8'	\$7,873	80%	\$1,570	99%	100%	1.000	1.000	100.00	0.00	0.00	\$100
4: Utility Shed	1	SV	C	2000	2000	25 F		0.85		10'x12'		60%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0