

General Information

Parcel Number 89-09-33-000-205.000-026
Local Parcel Number 40-33-000-205.008-14

Tax ID: 014-00189-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township WASHINGTON TOWNSHIP

District 026 (Local 014) WASHINGTON TOWNSHIP

School Corp 8355 WESTERN WAYNE

Neighborhood 145151-014 WASHINGTON-145151 (014)

Section/Plat 4033000

Location Address (1) 2148 S WASHINGTON RD 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 2028

Ownership

KINDER, GREGG A & DEBRA D 1526 S WASHINGTON RD CENTERVILLE, IN 47330

Legal

NE SEC 33-16-13 46.43A

Transfer of Ownership

Date 01/01/1900 Owner KINDER, GREGG A & Doc ID CO Code / Adj Sale Price V/I

Notes

10/6/2023 Misc: 2024 GENERAL REVAL



Agricultural

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

Table with 7 columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (46.43), Actual Frontage (0), Developer Discount, Parcel Acreage (46.43), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.45), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (44.98), Farmland Value (\$14,690), Measured Acreage (44.98), Avg Farmland Value/Acre (327), Value of Farmland (\$14,710), Classified Total (\$0), Farm / Classified Value (\$14,700), Homesite(s) Value (\$17,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,700), CAP 2 Value (\$14,700), CAP 3 Value (\$0), Total Value (\$32,400).

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

Table with 15 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.

Table with 4 columns: Data Source, Collector, Appraiser, Date. Values include External Only, js, 10/06/2023, Nexus.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1058 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
Wood Deck	128	\$3,300
Wood Deck	324	\$6,700

Plumbing

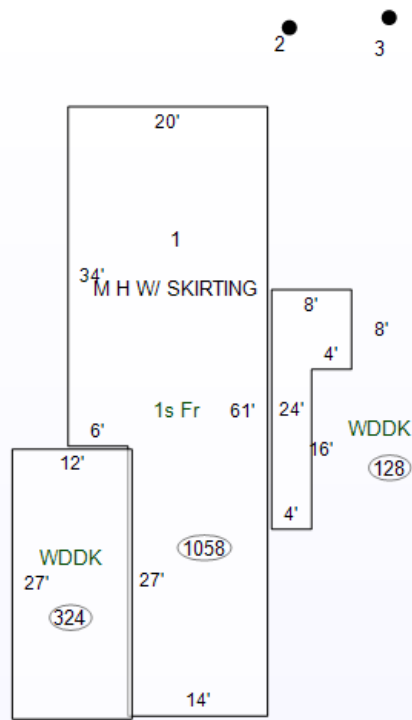
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
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	1058	1058	\$108,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments	Total Base	Value
1 Row Type Adj. x 1.00		\$108,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$110,000
Sub-Total, 1 Units	
Exterior Features (+)	\$10,000 \$120,000
Garages (+) 0 sqft	\$0 \$120,000
Quality and Design Factor (Grade)	0.60
Location Multiplier	0.85
Replacement Cost	\$61,200

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	1	Wood Fr	E+2	1972	1972	53 VP		0.85		1,058 sqft	\$61,200	95%	\$3,060	50%	100%	1.200	1.000	100.00	0.00	0.00	\$1,800
2: Lean-To	1	Earth Flo	C	2002	2002	23 A	\$4.69	0.85		12'x36' x 8'	\$1,722	45%	\$950	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000
3: Type 3 Barn	1	T3AW	C	1991	1997	28 A	\$20.97	0.85		24' x 36' x 10'	\$14,404	50%	\$7,200	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,200