

General Information

Parcel Number
89-09-33-000-420.000-026

Local Parcel Number
40-33-000-420.000-14

Tax ID:
014-00391-00

Routing Number

Ownership

BG/RS FARMS LLC
141 BATTEESE DR
CICERO, IN 46034

Legal

PT SE 33-16-13 76.515A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/07/2012	BG/RS FARMS LLC	2012010360-1036	WD	/	\$581,000	I
03/18/2011	BEHRLE, DIANE R 1/3	2011001882	PR	/	\$0	I
01/26/2010	RODENBERG, DORO	2010000553	TD	/	\$0	I
01/26/2010	RODENBERG, DORO	2010000552	TD	/	\$0	I
01/01/1900	RODENBERG, DORO	2010000552	TD	/		I

Notes

8/10/2023 CYCLICAL: 2024 GENERAL REVAL

9/6/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C

10/29/2013 : 2014: SPLIT 23.485A TO 014-00391-01 PER INSTR# 2013009143 10-16-13

Property Class 100
Vacant Land



Agricultural

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)
THREE MILE RD
CENTERVILLE, IN 47330

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$136,500	Land	\$136,500	\$130,200	\$108,500	\$85,700	\$73,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$136,500	Land Non Res (2)	\$136,500	\$130,200	\$108,500	\$85,700	\$73,700
\$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
\$136,500	Total	\$136,500	\$130,200	\$108,500	\$85,700	\$73,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$136,500	Total Non Res (2)	\$136,500	\$130,200	\$108,500	\$85,700	\$73,700
\$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')

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage
Static

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	CRA	0	2.190000	1.02	\$2,390	\$2,438	\$5,339	0%	1.0000	0.00	100.00	0.00	\$5,340
4	A	MNC	0	0.190000	0.81	\$2,390	\$1,936	\$368	0%	1.0000	0.00	100.00	0.00	\$370
4	A	MND	0	1.640000	0.68	\$2,390	\$1,625	\$2,665	0%	1.0000	0.00	100.00	0.00	\$2,670
4	A	MRA	0	13.550000	0.94	\$2,390	\$2,247	\$30,447	0%	1.0000	0.00	100.00	0.00	\$30,450
4	A	MRB	0	25.915000	0.89	\$2,390	\$2,127	\$55,121	0%	1.0000	0.00	100.00	0.00	\$55,120
4	A	MRC	0	17.700000	0.81	\$2,390	\$1,936	\$34,267	0%	1.0000	0.00	100.00	0.00	\$34,270
4	A	SUC3	0	0.300000	0.68	\$2,390	\$1,625	\$488	0%	1.0000	0.00	100.00	0.00	\$490
5	A	MND	0	4.430000	0.68	\$2,390	\$1,625	\$7,199	-60%	1.0000	0.00	100.00	0.00	\$2,880
5	A	MRA	0	0.030000	0.94	\$2,390	\$2,247	\$67	-60%	1.0000	0.00	100.00	0.00	\$30
5	A	MRC	0	3.340000	0.81	\$2,390	\$1,936	\$6,466	-60%	1.0000	0.00	100.00	0.00	\$2,590
6	A	CRA	0	0.430000	1.02	\$2,390	\$2,438	\$1,048	-80%	1.0000	0.00	100.00	0.00	\$210
6	A	MND	0	2.730000	0.68	\$2,390	\$1,625	\$4,436	-80%	1.0000	0.00	100.00	0.00	\$890
6	A	MNF	0	0.390000	0.50	\$2,390	\$1,195	\$466	-80%	1.0000	0.00	100.00	0.00	\$90
6	A	MRB	0	0.700000	0.89	\$2,390	\$2,127	\$1,489	-80%	1.0000	0.00	100.00	0.00	\$300
6	A	MRC	0	0.330000	0.81	\$2,390	\$1,936	\$639	-80%	1.0000	0.00	100.00	0.00	\$130

Land Computations

Calculated Acreage	76.51
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	76.52
81 Legal Drain NV	0.00
82 Public Roads NV	1.26
83 UT Towers NV	0.24
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	75.02
Farmland Value	\$136,440
Measured Acreage	75.01
Avg Farmland Value/Acre	1819
Value of Farmland	\$136,450
Classified Total	\$0
Farm / Classified Value	\$136,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$136,500
CAP 3 Value	\$0
Total Value	\$136,500

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	SUC3	0	0.550000	0.68	\$2,390	\$1,625	\$894	-80%	1.0000	0.00	100.00	0.00	\$180
72	A	WTR	0	0.600000	0.50	\$2,390	\$1,195	\$717	-40%	1.0000	0.00	100.00	0.00	\$430
82	A		0	1.260000	1.00	\$2,390	\$2,390	\$3,011	-100%	1.0000	0.00	100.00	0.00	\$00
83	A		0	0.240000	1.00	\$2,390	\$2,390	\$574	-100%	1.0000	0.00	100.00	0.00	\$00