

General Information

Parcel Number 89-09-34-400-413.000-026
Local Parcel Number 40-34-400-413.000-14
Tax ID: 014-00341-00
Routing Number

Ownership

SHAVER, MARK & JANICE R
9304 MC CONAHA RD
CENTERVILLE, IN 47330

Legal

PT SE SEC 34-16-13 25 X 195' PT E 1/2 SE SEC 34-16-13 45 X 200 FT

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 10/11/2021 to 01/01/1900.

Notes

10/3/2023 Misc: 2024 GENERAL REVAUATION
11/30/2021 Misc: 2021: SALES REVIEW
9/4/2019 Misc: 2020 GENERAL REVAL:ADD OBSOL PER F/C 5/20/19

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 4034400
Location Address (1) 9304 MC CONAHA RD CENTERVILLE, IN 47330



Res

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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 show land data for lots 9 and 82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 09/26/2023 js

Appraiser 10/03/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.31), Actual Frontage (0), Developer Discount, Parcel Acreage (0.31), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.02), 83 UT Towers NV (0.00), 9 Homesite (0.29), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$9,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$9,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1146 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
Porch, Open Frame	42	\$4,300
Wood Deck	180	\$4,100

Plumbing

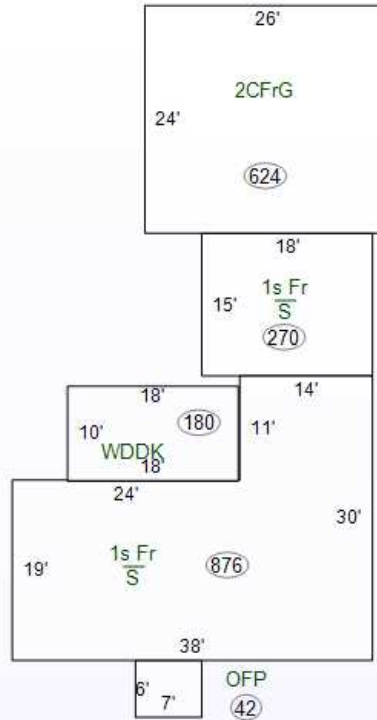
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1146	1146	\$114,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1146	0	\$0	
Total Base			\$114,600	

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1146	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$118,600
Sub-Total, 1 Units		
Exterior Features (+)	\$8,400	\$127,000
Garages (+) 624 sqft	\$24,700	\$151,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$128,945

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	C	1925	1995	30	A		0.85		1,146 sqft	\$128,945	24%	\$98,000	0%	100%	1.200	1.000	100.00	0.00	0.00	\$117,600