

General Information

Parcel Number 89-09-35-000-102.000-004
Local Parcel Number 30-35-000-102.000-03

Tax ID: 003-01121-01

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 3035000
Location Address (1) WENDEL RD CENTERVILLE, IN 47330

Ownership

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

Legal

E 1/2 NW SEC 35-16-13 80A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfers from 11/01/2013 and 01/01/1900.

Notes

1/11/2023 Misc: 2023 GENERAL REVALUATION



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (80.00), Actual Frontage (0), Developer Discount, Parcel Acreage (80.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (80.00), Farmland Value (\$95,610), Measured Acreage (80.00), Avg Farmland Value/Acre (1195), Value of Farmland (\$95,600), Classified Total (\$0), Farm / Classified Value (\$95,600), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$95,600), CAP 3 Value (\$0), Total Value (\$95,600).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Printed Tuesday, April 29, 2025

Review Group 2027

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 4-6 show various land parcels with their respective attributes.

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

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	MNE	0	15.660000	0.60	\$2,390	\$1,434	\$22,456	-80%	1.0000	0.00	100.00	0.00	\$4,490
6	A	MRB	0	2.070000	0.89	\$2,390	\$2,127	\$4,403	-80%	1.0000	0.00	100.00	0.00	\$880
6	A	SH	0	0.860000	1.11	\$2,390	\$2,653	\$2,282	-80%	1.0000	0.00	100.00	0.00	\$460
6	A	SUC3	0	3.430000	0.68	\$2,390	\$1,625	\$5,574	-80%	1.0000	0.00	100.00	0.00	\$1,110
71	A	MNC	0	0.040000	0.81	\$2,390	\$1,936	\$77	-40%	1.0000	0.00	100.00	0.00	\$50
71	A	MRB	0	0.250000	0.89	\$2,390	\$2,127	\$532	-40%	1.0000	0.00	100.00	0.00	\$320