

89-09-35-000-203.000-004

General Information

Parcel Number
89-09-35-000-203.000-004

Local Parcel Number
30-35-000-203.000-03

Tax ID:
003-01121-00

Routing Number

Property Class 199
Other Agricultural Use

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025
Review Group 2027

WALTHER, DALE A & BEVERLY

Ownership

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

Legal

NE SEC 35-16-13 157.576A



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☒	☐	☐	☐	☐
\$287,100	Land	\$287,100	\$323,600	\$308,700	\$257,300	\$203,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$287,100	Land Non Res (2)	\$287,100	\$323,600	\$308,700	\$257,300	\$203,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$179,600	Improvement	\$179,600	\$179,600	\$184,100	\$184,100	\$221,900
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$179,600	Imp Non Res (3)	\$179,600	\$179,600	\$184,100	\$184,100	\$221,900
\$466,700	Total	\$466,700	\$503,200	\$492,800	\$441,400	\$425,100
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$287,100	Total Non Res (2)	\$287,100	\$323,600	\$308,700	\$257,300	\$203,200
\$179,600	Total Non Res (3)	\$179,600	\$179,600	\$184,100	\$184,100	\$221,900

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
4	A	CRA	0	16.610000	1.02	\$2,120	\$2,162	\$35,911	0%	1.0000	0.00	100.00	0.00	\$35,910
4	A	CRB	0	5.110000	0.89	\$2,120	\$1,887	\$9,643	0%	1.0000	0.00	100.00	0.00	\$9,640
4	A	EOA	0	2.080000	0.64	\$2,120	\$1,357	\$2,823	0%	1.0000	0.00	100.00	0.00	\$2,820
4	A	EOB2	0	1.560000	0.60	\$2,120	\$1,272	\$1,984	0%	1.0000	0.00	100.00	0.00	\$1,980
4	A	GE	0	0.030000	1.02	\$2,120	\$2,162	\$65	0%	1.0000	0.00	100.00	0.00	\$60
4	A	MNC	0	20.170000	0.81	\$2,120	\$1,717	\$34,632	0%	1.0000	0.00	100.00	0.00	\$34,630
4	A	MNE	0	0.060000	0.60	\$2,120	\$1,272	\$76	0%	1.0000	0.00	100.00	0.00	\$80
4	A	MRA	0	6.880000	0.94	\$2,120	\$1,993	\$13,712	0%	1.0000	0.00	100.00	0.00	\$13,710
4	A	MRB	0	39.820000	0.89	\$2,120	\$1,887	\$75,140	0%	1.0000	0.00	100.00	0.00	\$75,140
4	A	OCA	0	15.210000	0.94	\$2,120	\$1,993	\$30,314	0%	1.0000	0.00	100.00	0.00	\$30,310
4	A	OCB	0	2.410000	0.89	\$2,120	\$1,887	\$4,548	0%	1.0000	0.00	100.00	0.00	\$4,550
4	A	SK	0	0.270000	1.02	\$2,120	\$2,162	\$584	0%	1.0000	0.00	100.00	0.00	\$580
4	A	TR	0	12.780000	1.28	\$2,120	\$2,714	\$34,685	0%	1.0000	0.00	100.00	0.00	\$34,680
4	A	WE	0	10.140000	1.19	\$2,120	\$2,523	\$25,583	0%	1.0000	0.00	100.00	0.00	\$25,580
5	A	CRA	0	0.360000	1.02	\$2,120	\$2,162	\$778	-60%	1.0000	0.00	100.00	0.00	\$310

Data Source External Only Collector 11/02/2022 rc Appraiser 03/14/2023 Nexus

199, Other Agricultural Use

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/01/2013	WALTHER, DALE A &	2013009654	QC	/		I
01/01/1900	WALTHER, DALE A &	2013009654	QC	/		I

CENTER-934008 (003)/9340 1/4

Notes

3/14/2023 Misc: 2023 GENERAL REVALUATION

Land Computations

Calculated Acreage	157.58
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	157.58
81 Legal Drain NV	0.00
82 Public Roads NV	3.06
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	154.52
Farmland Value	\$287,050
Measured Acreage	154.52
Avg Farmland Value/Acre	1858
Value of Farmland	\$287,100
Classified Total	\$0
Farm / Classified Value	\$287,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$287,100
CAP 3 Value	\$0
Total Value	\$287,100

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
5	A	EOA	0	1.630000	0.64	\$2,120	\$1,357	\$2,212	-60%	1.0000	0.00	100.00	0.00	\$880
5	A	GE	0	3.760000	1.02	\$2,120	\$2,162	\$8,129	-60%	1.0000	0.00	100.00	0.00	\$3,250
5	A	MNE	0	0.210000	0.60	\$2,120	\$1,272	\$267	-60%	1.0000	0.00	100.00	0.00	\$110
5	A	MRB	0	4.620000	0.89	\$2,120	\$1,887	\$8,718	-60%	1.0000	0.00	100.00	0.00	\$3,490
5	A	OCA	0	0.460000	0.94	\$2,120	\$1,993	\$917	-60%	1.0000	0.00	100.00	0.00	\$370
5	A	OCB	0	0.570000	0.89	\$2,120	\$1,887	\$1,076	-60%	1.0000	0.00	100.00	0.00	\$430
5	A	SH	0	0.680000	1.11	\$2,120	\$2,353	\$1,600	-60%	1.0000	0.00	100.00	0.00	\$640
5	A	WE	0	2.120000	1.19	\$2,120	\$2,523	\$5,349	-60%	1.0000	0.00	100.00	0.00	\$2,140
6	A	GE	0	0.130000	1.02	\$2,120	\$2,162	\$281	-80%	1.0000	0.00	100.00	0.00	\$60
6	A	MRB	0	1.500000	0.89	\$2,120	\$1,887	\$2,831	-80%	1.0000	0.00	100.00	0.00	\$570
6	A	OCA	0	0.870000	0.94	\$2,120	\$1,993	\$1,734	-80%	1.0000	0.00	100.00	0.00	\$350
6	A	WE	0	0.440000	1.19	\$2,120	\$2,523	\$1,110	-80%	1.0000	0.00	100.00	0.00	\$220
71	A	CRA	0	0.540000	1.02	\$2,120	\$2,162	\$1,167	-40%	1.0000	0.00	100.00	0.00	\$700
71	A	GE	0	0.030000	1.02	\$2,120	\$2,162	\$65	-40%	1.0000	0.00	100.00	0.00	\$40
71	A	MNC	0	0.040000	0.81	\$2,120	\$1,717	\$69	-40%	1.0000	0.00	100.00	0.00	\$40
71	A	MRB	0	3.220000	0.89	\$2,120	\$1,887	\$6,076	-40%	1.0000	0.00	100.00	0.00	\$3,650
72	A	WTR	0	0.210000	0.50	\$2,120	\$1,060	\$223	-40%	1.0000	0.00	100.00	0.00	\$130
82	A		0	3.060000	1.00	\$2,120	\$2,120	\$6,487	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

OccupancyBarn, Pole (T3)

DescriptionBarn, Pole (T3)

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☐Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Wood Shingle

☐Metal

☐Other

☐Asphalt

☐Slate

☐Tile

Exterior Features

Description	Area	Value
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Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

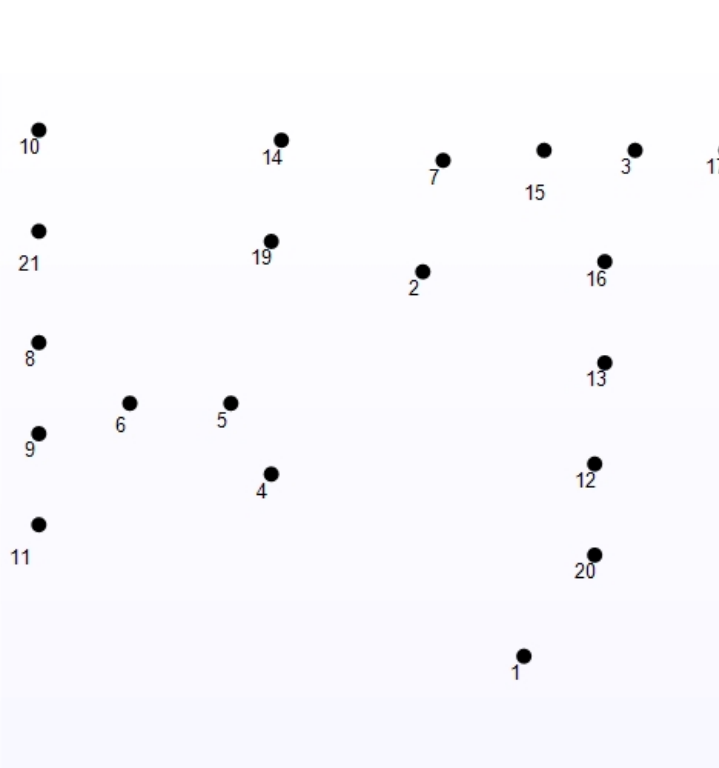
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Description	Count	Value
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Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Row Type Adj.

Adjustments

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		
Location Multiplier	0.85	
Replacement Cost		\$9,175

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: Barn, Pole (T3)	1	T3AW	C	1963	1963	62	A		\$24.38	0.85		20' x 24' x 10'	\$9,175	65%	\$3,210	25%	100%	1.000	1.000	0.00	0.00	100.00	\$2,400
2: Barn, Pole (T3) 02	1	T3AW	D	1970	1970	55	A		\$22.91	0.85		18' x 34' x 16'	\$8,474	65%	\$2,970	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,000
3: Confinement Facility, Hog	1	Wood Fr	C	1914	1914	111	A		\$22.22	0.85		22'x60'	\$17,470	65%	\$6,110	75%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
4: Lean-to	1	Earth Flo	C	1963	1963	62	A		\$5.58	0.85		14'x40' x 10'	\$2,656	65%	\$930	50%	100%	1.000	1.000	0.00	0.00	100.00	\$500
5: Lean-to	1	Earth Flo	C	1963	1963	62	A		\$5.58	0.85		20'x24' x 10'	\$2,277	65%	\$800	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800
6: Silo	1	Glass Lin	C	1970	1970	55	A			0.85		18' x 86'	\$90,899	65%	\$31,810	0%	100%	1.000	1.000	0.00	0.00	100.00	\$31,800
7: Silo	1	Glass Lin	C	1977	1977	48	A			0.85		20' x 60'	\$66,130	65%	\$23,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$23,200
8: Silo 02	1	Concrete	C	2000	2000	25	A			0.85		20' x 35'	\$20,995	55%	\$9,450	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,500
9: Silo 03	1	Concrete	C	2000	2000	25	A			0.85		19' x 48'	\$25,322	55%	\$11,390	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,400
10: Silo 04	1	Concrete	C	2000	2000	25	A			0.85		19' x 48'	\$25,322	55%	\$11,390	0%	100%	1.000	1.000	0.00	0.00	100.00	\$11,400
11: Silo 05	1	Concrete	C	2018	2018	7	A			0.85		19' x 32'	\$18,458	25%	\$13,840	0%	100%	1.000	1.000	0.00	0.00	100.00	\$13,800

Exterior Features			Specialty Plumbing		
Description	Area	Value	Description	Count	Value

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
12: Slurry Tank	1		C	1970	1970	55 A		0.85		62' x 14'	\$57,800	65%	\$20,230	95%	100%	1.000	1.000	0.00	0.00	100.00	\$1,000
13: Steel Grain Bin	1		C	1958	1958	67 F		0.85		15' x 14'	\$8,525	70%	\$2,560	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300
14: Steel Grain Bin	1		C	1968	1968	57 F		0.85		18' x 31'	\$18,360	70%	\$5,510	50%	100%	1.000	1.000	0.00	0.00	100.00	\$2,800
15: Steel Grain Bin	1		C	1976	1976	49 A		0.85		25' x 32'	\$26,812	65%	\$9,380	50%	100%	1.000	1.000	0.00	0.00	100.00	\$4,700
16: Steel Grain Bin	1		C	1958	1958	67 F		0.85		15' x 14'	\$8,525	70%	\$2,560	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300
17: Steel Grain Bin	1		C	1958	1958	67 F		0.85		15' x 14'	\$8,525	70%	\$2,560	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300
18: Type 2 Barn	1		D	1910	1910	115 A	\$30.45	0.85		48' x 70' x 12'	\$72,278	65%	\$25,300	25%	100%	1.000	1.000	0.00	0.00	100.00	\$19,000
19: Type 2 Barn HB	1	SV	C	1867	1867	158 P		0.85		42' x 60' x 20'		80%		75%	100%	1.000	1.000	0.00	0.00	100.00	\$23,700
20: Type 3 Barn	1	T31SO	D	1963	1963	62 A	\$11.90	0.85		50' x 104' x 10'	\$29,007	65%	\$10,150	25%	100%	1.000	1.000	0.00	0.00	100.00	\$7,600
21: Type 3 Barn	1	T3AW	D	1968	1968	57 F	\$14.93	0.85		36' x 90' x 14'	\$25,477	70%	\$7,640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,600