

89-09-35-000-203.001-004

WALTHER, ANDREW & LESLIE

2312 WENDEL RD

510, 1 Family Dwell - Platted Lot

CENTER-934008 (003)/9340

1/2

General Information

Parcel Number 89-09-35-000-203.001-004
Local Parcel Number 30-35-000-203.010-03

Tax ID: 003-01121-02

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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) 2312 WENDEL RD CENTERVILLE, IN 47330

Zoning

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 2027

Ownership

WALTHER, ANDREW & LESLIE
2312 WENDEL RD
CENTERVILLE, IN 47330

Legal

PT NE SEC 35-16-13 2.424A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900, WALTHER, ANDREW, CO, /, I

Notes

3/14/2023 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns: Year, 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). Rows for years 2025, 2024, 2023, 2022, 2021.

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 for lots 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows: Calculated Acreage (2.42), Actual Frontage (0), Developer Discount, Parcel Acreage (2.42), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.21), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.21), 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 (\$21,800), 91/92 Value (\$8,000), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$8,000), CAP 3 Value (\$0), Total Value (\$29,800).

Data Source External Only

Collector 11/02/2022 rc

Appraiser 03/14/2023 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 5994 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
Patio, Concrete	286	\$2,000
Porch, Enclosed Frame	117	\$10,600
Patio, Concrete	99	\$800
Patio, Concrete	36	\$200
Canopy, Roof Extension	36	\$800

**Plumbing**

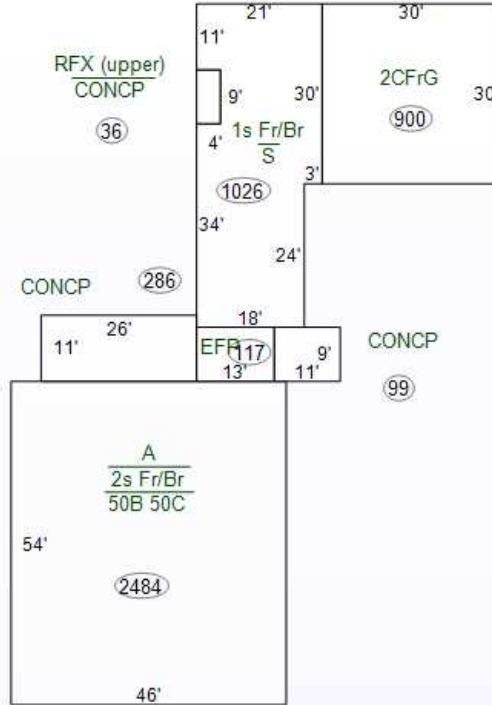
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	5	5
<b>Total</b>	7	9

**Accommodations**

<b>Bedrooms</b>	8
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	12

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 93	3510	3510	\$281,100	
2 94	2484	2484	\$114,100	
3				
4				
1/4				
1/2				
3/4				
Attic	2484	0	\$14,600	
Bsmt	1242	0	\$40,400	
Crawl	1242	0	\$8,600	
Slab	1026	0	\$0	

**Total Base** \$458,800

**Adjustments 1 Row Type Adj. x 1.00** \$458,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:3510 2:2484 A:2484 \$17,500
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$479,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,400	\$493,900
Garages (+) 900 sqft	\$33,600	\$527,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$470,794

**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	2	3/6 Maso	C+1	1850	1878	147 A		0.85		9,720 sqft	\$470,794	45%	\$258,940	0%	100%	1.270	1.000	100.00	0.00	0.00	\$328,900
2: Swimming Pool (R)	1		C	2013	2013	12 A	\$54.40	0.85	\$56.48	15'x39'	\$37,104	35%	\$24,120	50%	100%	1.270	1.000	100.00	0.00	0.00	\$15,300