

General Information

Parcel Number 89-09-35-000-304.001-004
Local Parcel Number 30-35-000-304.010-03

Tax ID: 003-00613-01

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

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) 2852 WENDEL RD CENTERVILLE, IN 47330

Ownership

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

Legal

PT SW SEC 35-16-13 75A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 10/26/2018 and 01/01/1900.

Notes

3/15/2023 Misc: 2023 GENERAL REVAUATION



Agricultural

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

Table with columns: Year (2025, 2024, 2023, 2022, 2021), 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).

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (75.00), Actual Frontage (0), Developer Discount, Parcel Acreage (75.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (74.00), Farmland Value (\$104,820), Measured Acreage (74.00), Avg Farmland Value/Acre (1416), Value of Farmland (\$104,780), Classified Total (\$0), Farm / Classified Value (\$104,800), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$104,800), CAP 3 Value (\$0), Total Value (\$126,600).

Zoning

Subdivision

Lot

Market Model

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 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 include various land parcels with their respective attributes.

Data Source External Only Collector 11/02/2022 rc Appraiser 03/15/2023 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
71	A	MNB	0	0.830000	0.89	\$2,390	\$2,127	\$1,765	-40%	1.0000	0.00	100.00	0.00	\$1,060
71	A	SUC3	0	0.940000	0.68	\$2,390	\$1,625	\$1,528	-40%	1.0000	0.00	100.00	0.00	\$920

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1738 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
Canopy, Roof Extension	75	\$1,300
Stoop, Masonry	75	\$2,700
Wood Deck	300	\$6,300

Plumbing

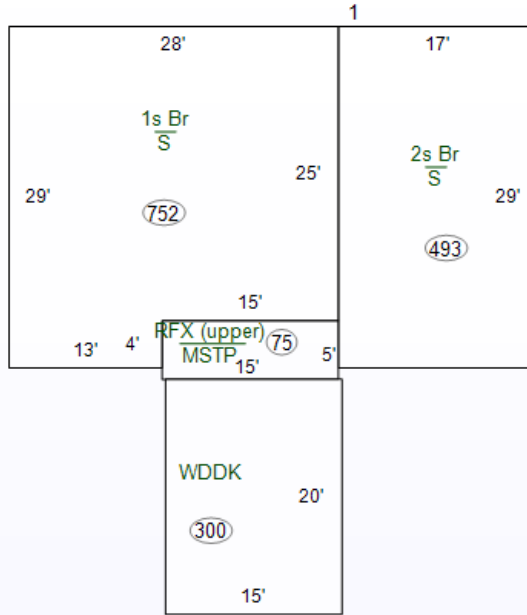
TF
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 1
Family Rooms 1
Total Rooms 7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1245	1245	\$133,300	
2	7	493	493	\$41,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1245	0	\$0	

Total Base \$175,000

Adjustments 1 Row Type Adj. x 1.00 \$175,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$175,000

Sub-Total, 1 Units

Exterior Features (+)	\$10,300	\$185,300
Garages (+) 0 sqft	\$0	\$185,300
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
Replacement Cost		\$157,505

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	Brick	C	1981	1981	44	A		0.85		1,738 sqft	\$157,505	30%	\$110,250	0%	100%	1.270	1.000	100.00	0.00	0.00	\$140,000
2: Car Shed	1	SV	E	2010	2010	15	F		0.85		18'x20'		35%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
3: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125	A	\$48.82	0.85	\$33.20	20'x20'	\$13,279	50%	\$6,640	0%	100%	1.270	1.000	100.00	0.00	0.00	\$8,400
4: Hog Confinement Facility	1	Wood Si	D	1970	1970	55	A	\$30.82	0.85		18'x30'	\$8,704	65%	\$3,050	87%	100%	1.000	1.000	0.00	0.00	100.00	\$400
5: Trench & Bunker Silo (R)	1	Plank	C	1970	1970	55	VP		0.85		11' x 216' x 12'	\$37,480	85%	\$5,620	95%	100%	1.000	1.000	0.00	0.00	100.00	\$300
6: Type 3 Barn	1	T3AW	C	1974	1974	51	A	\$19.27	0.85		30' x 40' x 14'	\$26,124	65%	\$9,140	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,100

