

General Information

Parcel Number 89-09-35-000-305.000-004
Local Parcel Number 30-35-000-305.000-03

Tax ID: 003-01120-00

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) 9018 McCONAHA RD CENTERVILLE, IN 47330

Zoning ZO01 Residential

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 2027

Ownership

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

Legal

PT S 1/2 SW 35-16-13 52.194A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 05/06/2022, 04/22/2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation amounts (Land, Improvement, Total).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Data Source External Only

Collector 11/04/2022 rc

Appraiser 03/07/2023 Nexus

Notes

3/7/2023 Misc: 2023 GENERAL REVAL

Land Computations

Table with columns for various land computation metrics: Calculated Acreage (52.19), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (52.19), 81 Legal Drain NV (0.00), 82 Public Roads NV (1.88), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (49.31), Farmland Value (\$75,190), Measured Acreage (49.31), Avg Farmland Value/Acre (1525), Value of Farmland (\$75,200), Classified Total (\$0), Farm / Classified Value (\$75,200), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$75,200), CAP 3 Value (\$0), Total Value (\$97,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2112 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, Enclosed Frame	88	\$9,400
Porch, Open Frame	154	\$8,300
Porch, Open Frame	60	\$4,300

Plumbing

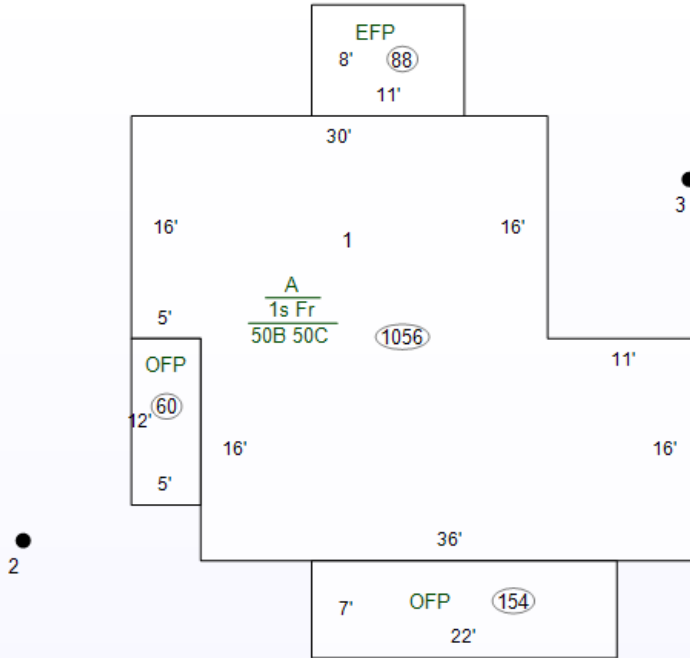
TF
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 2
Living Rooms 0
Dining Rooms 1
Family Rooms 1
Total Rooms 6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1056	1056	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1056	1056	\$22,900	
Bsmt		528	0	\$24,700	
Crawl		528	0	\$5,900	
Slab					

Total Base \$161,900

Adjustments 1 Row Type Adj. x 1.00 \$161,900

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 \$161,900

Sub-Total, 1 Units

Exterior Features (+)	\$22,000	\$183,900
Garages (+) 0 sqft	\$0	\$183,900
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$132,868

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	D+1	1900	1960	65 F		0.85		2,640 sqft	\$132,868	60%	\$53,150	60%	100%	1.270	1.000	100.00	0.00	0.00	\$27,000
2: Detached Garage/Boat H	1	Wood Fr	D	1900	1900	125 A	\$59.52	0.85	\$40.47	12'x20'	\$9,714	50%	\$4,860	50%	100%	1.270	1.000	100.00	0.00	0.00	\$3,100
3: Utility Shed	1	SV	D	1900	1900	125 A		0.85		12'x24'		65%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0