

General Information

Parcel Number 89-09-35-000-407.000-004
Local Parcel Number 30-35-000-407.000-03

Tax ID: 003-00467-00

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) 2932 WENDEL RD CENTERVILLE, IN 47330

Ownership

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

Legal

S 1/2 SE SEC 35-16-13 79.50A SUBJ TO 1.33A HIGHWAY RW

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfer dates from 11/01/2013 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: 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 (79.50), Actual Frontage (0), Developer Discount, Parcel Acreage (79.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (3.40), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (76.10), Farmland Value (\$124,690), Measured Acreage (76.10), Avg Farmland Value/Acre (1639), Value of Farmland (\$124,730), Classified Total (\$0), Farm / Classified Value (\$124,700), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$124,700), CAP 3 Value (\$0), Total Value (\$124,700).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography 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 list 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
6	A	GE	0	11.630000	1.02	\$2,390	\$2,438	\$28,354	-80%	1.0000	0.00	100.00	0.00	\$5,670
6	A	OCA	0	0.310000	0.94	\$2,390	\$2,247	\$697	-80%	1.0000	0.00	100.00	0.00	\$140
6	A	SK	0	0.040000	1.02	\$2,390	\$2,438	\$98	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	SUC3	0	0.150000	0.68	\$2,390	\$1,625	\$244	-80%	1.0000	0.00	100.00	0.00	\$50
71	A	EOA	0	0.230000	0.64	\$2,390	\$1,530	\$352	-40%	1.0000	0.00	100.00	0.00	\$210
71	A	EOB2	0	0.080000	0.60	\$2,390	\$1,434	\$115	-40%	1.0000	0.00	100.00	0.00	\$70
71	A	EXC3	0	0.640000	0.50	\$2,390	\$1,195	\$765	-40%	1.0000	0.00	100.00	0.00	\$460
82	A		0	3.400000	1.00	\$2,390	\$2,390	\$8,126	-100%	1.0000	0.00	100.00	0.00	\$00

General Information		Plumbing	
Occupancy	Silo	#	TF
Description	Silo	Full Bath	
Story Height	0	Half Bath	
Style	N/A	Kitchen Sinks	
Finished Area		Water Heaters	
Make		Add Fixtures	

Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	
<input type="checkbox"/> Parquet		Total Rooms	

Wall Finish		Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features		
Description	Area	Value

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments		Total Base	
	Row Type	Adj.	
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			\$14,756

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: Silo	1	Concrete	C	1950	1950	75	F		0.85		12' x 42'	\$14,756	70%	\$4,430	98%	100%	1.000	1.000	0.00	0.00	100.00	\$100
2: Type 2 Barn HB	2	SV	E+2	1900	1900	125	F		0.85		45' x 50' x 20'		70%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$16,200

