

General Information

Parcel Number 89-09-36-000-308.000-004
Local Parcel Number 30-36-000-308.000-03

Tax ID: 003-01077-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3036000
Location Address (1) 2989 WILLOW GROVE RD

Ownership

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

Legal

PT SW SEC 36-16-13 78.49A

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

3/13/2023 Misc: 2023 GENERAL REVALUATION



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, Total, and various Res (1, 2, 3) categories.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (78.49), Actual Frontage (0), Developer Discount, Parcel Acreage (78.49), 81 Legal Drain NV (0.00), 82 Public Roads NV (2.68), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (74.81), Farmland Value (\$121,680), Measured Acreage (74.81), Avg Farmland Value/Acre (1627), Value of Farmland (\$121,720), Classified Total (\$0), Farm / Classified Value (\$121,700), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$121,700), CAP 3 Value (\$0), Total Value (\$143,500).

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

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 1-21 show detailed land data for various parcels.

Data Source External Only Collector 11/02/2022 rc Appraiser 03/13/2023 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	MRA	0	0.770000	0.94	\$2,390	\$2,247	\$1,730	-40%	1.0000	0.00	100.00	0.00	\$1,040
71	A	MRB	0	0.020000	0.89	\$2,390	\$2,127	\$43	-40%	1.0000	0.00	100.00	0.00	\$30
82	A		0	2.680000	1.00	\$2,390	\$2,390	\$6,405	-100%	1.0000	0.00	100.00	0.00	\$00

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 4068 sqft  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	400	\$17,200

**Plumbing**

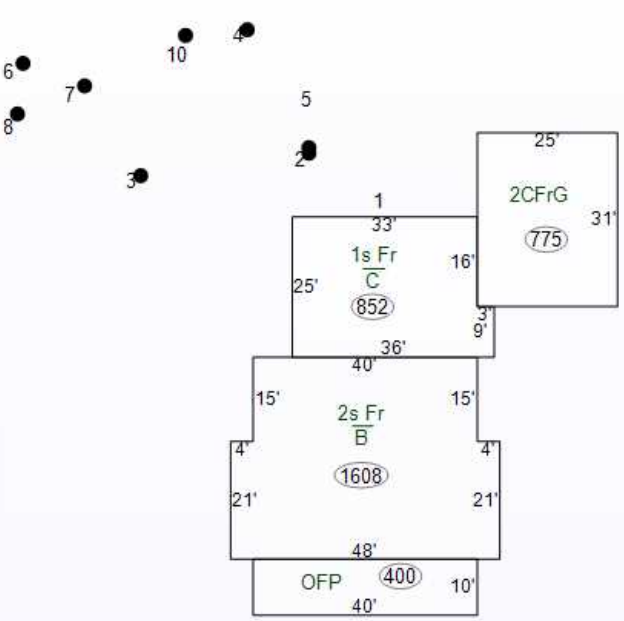
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>6</b>	<b>11</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2460	2460	\$194,700	
2	1Fr	1608	1608	\$73,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1608	0	\$47,000	
Crawl		852	0	\$7,000	
Slab					

**Total Base** \$321,700

**Adjustments 1 Row Type Adj. x 1.00** \$321,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:2 MO:2 \$9,000
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$335,500

**Sub-Total, 1 Units**

Exterior Features (+) \$17,200 \$352,700

Garages (+) 775 sqft \$30,400 \$383,100

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

**Replacement Cost** \$341,917

**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	Wood Fr	C+1	1900	1900	125	A		0.85		5,676 sqft	\$341,917	45%	\$188,050	0%	100%	1.270	1.000	100.00	0.00	0.00	\$238,800
2: Canopy (free standing)	1		C	2008	2008	17	A		0.85		12'x24'	\$1,870	16%	\$1,570	0%	100%	1.270	1.000	100.00	0.00	0.00	\$2,000
3: Detached Garage	1	Pole	C	2008	2008	17	A	\$26.95	0.85	\$22.91	24'x34'	\$18,693	16%	\$15,700	0%	100%	1.270	1.000	100.00	0.00	0.00	\$19,900
4: Lean-To	1	Earth Flo	C	2010	2010	15	A	\$8.28	0.85		81'x46' x 16'	\$26,224	30%	\$18,360	0%	100%	1.000	1.000	0.00	0.00	100.00	\$18,400
5: Patio (free standing)	1		C	2008	2008	17	A		0.85		12'x24'	\$1,870	16%	\$1,570	0%	100%	1.270	1.000	100.00	0.00	0.00	\$2,000
6: Steel Grain Bin	1		C	1995	1995	30	A		0.85		30' x 18'	\$24,050	60%	\$9,620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,600
7: Steel Grain Bin	1		C	1982	1982	43	A		0.85		32' x 30'	\$35,067	65%	\$12,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$12,300
8: Steel Grain Bin	1		C	2006	2006	19	A		0.85		18' x 28'	\$17,240	50%	\$8,620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,600
9: Type 2 Heritage Barn	2	SV	D	1900	1900	125	F		0.85		40' x 50' x 22'		70%		50%	100%	1.000	1.000	0.00	0.00	100.00	\$10,700
10: Type 3 Barn	1	T3AW	C	1979	1979	46	A	\$15.39	0.85		40' x 72' x 14'	\$29,430	60%	\$11,770	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,800

