

General Information

Parcel Number 89-09-36-000-309.000-004
Local Parcel Number 30-36-000-309.000-03

Tax ID: 003-01081-00

Routing Number

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

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 3036000

Location Address (1) 2840 WILLOW GROVE RD CENTERVILLE, IN 47330

Zoning

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, MAUDIE JO SUB TO L/E VIOLA & DALE WALTHER 2989 WILLOW GROVE RD CENTERVILLE, IN 47330

Legal

PT SW SEC 36-16-13 0.51A; PT S 1/2 SW SEC 36 -16-13; PT SE SEC 35-16-13 1.00A



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, 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). Values include \$24,400, \$21,800, \$2,600, \$106,000, \$105,700, \$300, \$130,400, \$127,500, \$2,600, \$300, \$20,800, \$18,800, \$18,800, \$18,800, \$18,800, \$16,800, \$16,800, \$16,800, \$2,200, \$0, \$0, \$2,000, \$2,000, \$2,000, \$91,300, \$82,200, \$81,900, \$74,900, \$90,900, \$81,800, \$81,500, \$74,500, \$0, \$0, \$0, \$0, \$0, \$0, \$400, \$400, \$400, \$400, \$112,100, \$101,000, \$100,700, \$93,700, \$109,500, \$98,600, \$98,300, \$91,300, \$2,200, \$0, \$0, \$0, \$400, \$2,400, \$2,400, \$2,400.

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 Land Type 9, 91, 82.

Notes

3/13/2023 Misc: 2023 GENERAL REVALUATION

Res

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.51), Actual Frontage (0), Developer Discount, Parcel Acreage (1.51), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.40), 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 (\$2,600), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$2,600), CAP 3 Value (\$0), Total Value (\$24,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2120 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
Stoop, Masonry	108	\$3,200
Porch, Enclosed Masonry	200	\$15,000

Plumbing

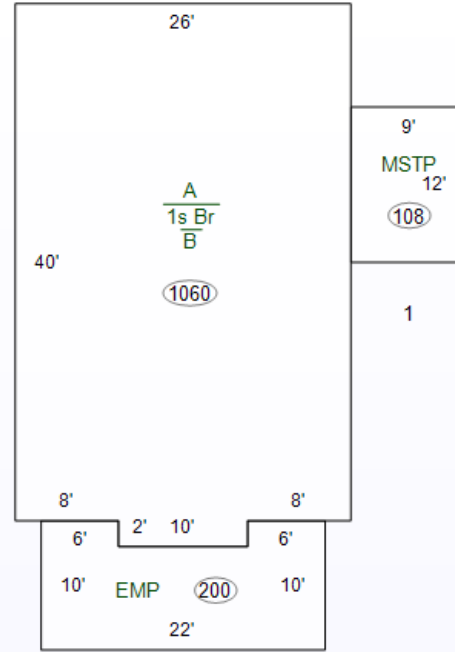
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	2	3

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1060	1060	\$119,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1060	1060	\$22,900	
Bsmt		1060	0	\$35,800	
Crawl					
Slab					

Total Base \$177,900
Adjustments 1 Row Type Adj. x 1.00 \$177,900

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 \$177,900

Sub-Total, 1 Units

Exterior Features (+)	\$18,200	\$196,100
Garages (+) 0 sqft	\$0	\$196,100
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$141,682

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	Brick	D+1	1800	1800	225 A		0.85		3,180 sqft	\$141,682	50%	\$70,840	0%	100%	1.270	1.000	100.00	0.00	0.00	\$90,000
2: Detached Garage/Boat H	1	Wood Fr	C	1960	1960	65 A	\$41.81	0.85	\$35.54	20'x30'	\$21,323	42%	\$12,370	0%	100%	1.270	1.000	100.00	0.00	0.00	\$15,700
3: Lean-to	1	Earth Flo	C	1950	1950	75 A	\$3.80	0.85		10'x30' x 6'	\$969	65%	\$340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300