General Information

Parcel Number
89-09-36-000-410.000-004

Local Parcel Number
30-36-000-410.000-03

Tax ID:
003-01076-00

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
3036000

Location Address (1)
7589 RUBY 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 Friday, May 16, 2025

Review Group 2027

Ownership

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

Legal

SE SEC 36-16-13 160A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/01/2013	WALTHER, DALE A &	2013009652	QC	/		I
01/01/1900	WALTHER, DALE A	2013009652	QC	/		I

Notes

3/8/2023 Misc: 2023 GENERAL REVAL

Agricultural

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☐	☐	☐	☐
$286,300	**Land**	**$286,300**	**$322,700**	**$307,900**	**$256,600**	**$202,500**
$0	Land Res (1)	$0	$0	$0	$0	$0
$286,300	Land Non Res (2)	$286,300	$322,700	$307,900	$256,600	$202,500
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$28,800	**Improvement**	**$28,800**	**$28,800**	**$29,400**	**$29,400**	**$34,400**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$28,800	Imp Non Res (3)	$28,800	$28,800	$29,400	$29,400	$34,400
$315,100	**Total**	**$315,100**	**$351,500**	**$337,300**	**$286,000**	**$236,900**
$0	Total Res (1)	$0	$0	$0	$0	$0
$286,300	Total Non Res (2)	$286,300	$322,700	$307,900	$256,600	$202,500
$28,800	Total Non Res (3)	$28,800	$28,800	$29,400	$29,400	$34,400

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
4	A	CRA	0	13.400000	1.02	$2,120	$2,162	$28,971	0%	1.0000	0.00	100.00	0.00	$28,970
4	A	MNB	0	2.070000	0.89	$2,120	$1,887	$3,906	0%	1.0000	0.00	100.00	0.00	$3,910
4	A	MRA	0	28.020000	0.94	$2,120	$1,993	$55,844	0%	1.0000	0.00	100.00	0.00	$55,840
4	A	MRB	0	60.440000	0.89	$2,120	$1,887	$114,050	0%	1.0000	0.00	100.00	0.00	$114,050
4	A	MRC	0	2.190000	0.81	$2,120	$1,717	$3,760	0%	1.0000	0.00	100.00	0.00	$3,760
4	A	SUC3	0	12.650000	0.68	$2,120	$1,442	$18,241	0%	1.0000	0.00	100.00	0.00	$18,240
4	A	TR	0	16.600000	1.28	$2,120	$2,714	$45,052	0%	1.0000	0.00	100.00	0.00	$45,050
4	A	WE	0	1.400000	1.19	$2,120	$2,523	$3,532	0%	1.0000	0.00	100.00	0.00	$3,530
5	A	MNB	0	0.030000	0.89	$2,120	$1,887	$57	-60%	1.0000	0.00	100.00	0.00	$20
5	A	MND	0	0.050000	0.68	$2,120	$1,442	$72	-60%	1.0000	0.00	100.00	0.00	$30
5	A	MRB	0	3.320000	0.89	$2,120	$1,887	$6,265	-60%	1.0000	0.00	100.00	0.00	$2,510
5	A	MRC	0	0.440000	0.81	$2,120	$1,717	$755	-60%	1.0000	0.00	100.00	0.00	$300
5	A	SUC3	0	5.300000	0.68	$2,120	$1,442	$7,643	-60%	1.0000	0.00	100.00	0.00	$3,060
5	A	TR	0	2.250000	1.28	$2,120	$2,714	$6,107	-60%	1.0000	0.00	100.00	0.00	$2,440
6	A	MND	0	0.180000	0.68	$2,120	$1,442	$260	-80%	1.0000	0.00	100.00	0.00	$50

Data Source External Only **Collector** 11/04/2022 rc **Appraiser** 03/08/2023 Nexus

Land Computations

Calculated Acreage	160.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	160.00
81 Legal Drain NV	0.00
82 Public Roads NV	2.89
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	157.11
Farmland Value	$286,310
Measured Acreage	157.11
Avg Farmland Value/Acre	1822
Value of Farmland	$286,250
Classified Total	$0
Farm / Classifed Value	$286,300
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$286,300
CAP 3 Value	$0
Total Value	**$286,300**

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	MRB	0	1.410000	0.89	$2,120	$1,887	$2,661	-80%	1.0000	0.00	100.00	0.00	$530
6	A	SUC3	0	5.280000	0.68	$2,120	$1,442	$7,614	-80%	1.0000	0.00	100.00	0.00	$1,520
71	A	MRA	0	1.640000	0.94	$2,120	$1,993	$3,269	-40%	1.0000	0.00	100.00	0.00	$1,960
71	A	MRB	0	0.340000	0.89	$2,120	$1,887	$642	-40%	1.0000	0.00	100.00	0.00	$380
71	A	TR	0	0.100000	1.28	$2,120	$2,714	$271	-40%	1.0000	0.00	100.00	0.00	$160
82	A		0	2.890000	1.00	$2,120	$2,120	$6,127	-100%	1.0000	0.00	100.00	0.00	$00

General Information

Occupancy	Lean-To
Description	Lean-to
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish

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

Wall Finish

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

Plumbing

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

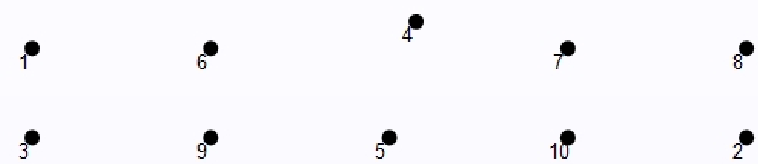
Heat Type

Roofing

- [ ] Built-Up
- [ ] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] 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					
			Total Base		

Adjustments	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		$6,237

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Cond	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: Lean-to	1	Earth Flo	C	1900	1900	125	A	$7.58	0.85		22'x44' x 14'	$6,237	65%	$2,180	75%	100%	1.000	1.000	0.00	0.00	100.00	$500
2: Lean-To	1	SV	C	2000	2000	25	F		0.85		13'x17' x 0'		50%		75%	100%	1.000	1.000	0.00	0.00	100.00	$0
3: Silo	1	Glass Lin	C	1960	1960	65	A		0.85		18' x 72'	$72,896	65%	$25,510	75%	100%	1.000	1.000	0.00	0.00	100.00	$6,400
4: Silo 02	1	Glass Lin	C	1960	1960	65	A		0.85		18' x 40'	$40,885	65%	$14,310	75%	100%	1.000	1.000	0.00	0.00	100.00	$3,600
5: Type 2 Barn	1		C	1950	1950	75	F	$42.36	0.85		20' x 40' x 10'	$21,491	70%	$6,450	75%	100%	1.000	1.000	0.00	0.00	100.00	$1,600
6: Type 2 HB	1	SV	C	1900	1900	125	A		0.85		44' x 57' x 16'		65%		75%	100%	1.000	1.000	0.00	0.00	100.00	$10,700
7: Type 3 Barn	1	T31SO	C	1973	1973	52	A	$14.80	0.85		36' x 54' x 14'	$18,888	65%	$6,610	75%	100%	1.000	1.000	0.00	0.00	100.00	$1,700
8: Type 3 Barn	1	T31SO	C	1960	1960	65	A	$13.25	0.85		40' x 80' x 12'	$35,451	65%	$12,410	75%	100%	1.000	1.000	0.00	0.00	100.00	$3,100
9: Type 3 Barn	1	T3AW	C	1956	1956	69	F	$18.39	0.85		30' x 48' x 8'	$16,527	70%	$4,960	75%	100%	1.000	1.000	0.00	0.00	100.00	$1,200
10: Utility Shed	1	SV	D	1900	1900	125	F		0.85		16'x21'		70%		75%	100%	1.270	1.000	0.00	0.00	100.00	$0

Total all pages $28,800 **Total this page** $28,800