

General Information

Parcel Number 89-10-06-000-105.000-004
Local Parcel Number 31-06-000-105.000-03
Tax ID: 003-00422-01
Routing Number

Ownership

GOLDEN, PHILLIP D & TERESA P
PO BOX 38
CENTERVILLE, IN 47330
Legal
PT NW & PT SW 6-16-14 30.574A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 10/27/2010 to 01/01/1900.

Notes

2/28/2023 Misc: 2023 GENERAL REVAL

Property Class 101
Cash Grain/General Farm



Agricultural

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3106000
Location Address (1) 2859 SOWERS RD GREENSFORK, IN 47330

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, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard

Level

Public Utilities ERA

Electricity

Streets or Roads TIF

Paved

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 include lots 9, 4, 4, 5, 6, 6, 6, 71, 71, 72, 82.

Data Source External Only

Collector 11/03/2022 rc

Appraiser 02/28/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 4156 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
Bay	14	\$3,200
Porch, Open Frame	192	\$10,100
Wood Deck	898	\$16,400

Plumbing

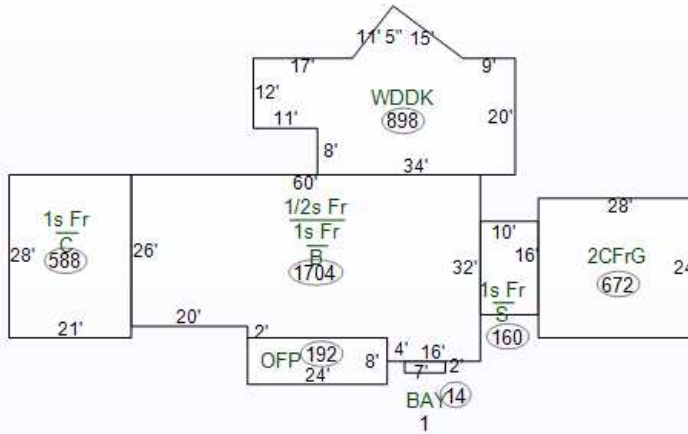
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	4	4
Total	9	15

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2452	2452	\$194,700	
2					
3					
4					
1/4					
1/2	1Fr	1704	1704	\$57,100	
3/4					
Attic					
Bsmt		1704	0	\$49,300	
Crawl		588	0	\$6,300	
Slab		160	0	\$0	
Total Base					\$307,400

Adjustments

1 Row Type Adj. x 1.00		\$307,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1000	\$10,200
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1/2:1704 1:2452	\$9,100
No Elec (-)		\$0
Plumbing (+ / -)	15 - 5 = 10 x \$800	\$8,000
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$334,700

Sub-Total, 1 Units

Exterior Features (+)	\$29,700	\$364,400
Garages (+) 672 sqft	\$26,000	\$390,400
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
Replacement Cost		\$381,616

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 1/2	Wood Fr	B-1	1982	1989	36	A		0.85		5,860 sqft	\$381,616	26%	\$282,400	0%	100%	1.270	1.000	100.00	0.00	0.00	\$358,600
2: Type 3 Barn	1	T3AW	C	1996	1996	29	A	\$17.03	0.85		36' x 54' x 12'	\$21,861	50%	\$10,930	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,900
3: Utility Shed	1	SV	D	2010	2010	15	A		0.85		10'x16'		45%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0