

General Information

Parcel Number 89-10-06-000-409.000-004
Local Parcel Number 31-06-000-409.000-03

Tax ID: 003-00411-01

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 3106000
Location Address (1) 2796 N CENTERVILLE RD RICHMOND, IN 47330

Ownership

GOLDEN, ROGER K & ANNA E
PO BOX 156
CENTERVILLE, IN 47330

Legal

PT SE & NE 6-16-14 & PT SW 5-16-14 10.388A; PT NE & PT SE 6-16-14 14.537A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/01/1900 to 03/20/2015.

Notes

4/14/2023 Misc: 2023 GENERAL REVAUATION
6/10/2014 : 2014: CORRECT PARCEL INFO ACREAGE PER WAYNE CO ASSESSOR



Agricultural

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

Table with columns: Year, Assessment Year, 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). Rows show valuation data for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (24.92), Actual Frontage (0), Developer Discount, Parcel Acreage (24.93), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.04), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (23.88), Farmland Value (\$22,250), Measured Acreage (23.88), Avg Farmland Value/Acre (932), Value of Farmland (\$22,260), Classified Total (\$0), Farm / Classified Value (\$22,300), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$22,300), CAP 3 Value (\$0), Total Value (\$44,100).

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 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 show detailed land data for various parcels.

Data Source External Only Collector 11/07/2022 rc

Appraiser 04/14/2023 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	SUD3	0	0.072000	0.55	\$2,390	\$1,315	\$95	-80%	1.0000	0.00	100.00	0.00	\$20
72	A	WTR	0	0.689000	0.50	\$2,390	\$1,195	\$823	-40%	1.0000	0.00	100.00	0.00	\$490
82	A		0	0.041000	1.00	\$2,390	\$2,390	\$98	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	3964 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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 checked="" 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
Porch, Open Frame	400	\$17,200
Wood Deck	230	\$5,000
Porch, Open Frame	216	\$10,900
Patio, Concrete	1171	\$9,300
Patio, Concrete	951	\$7,700

Plumbing

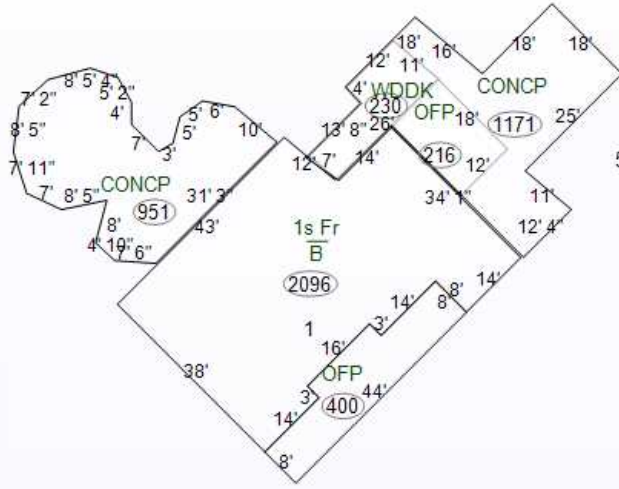
#	TF
Full Bath	2
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	6
Total	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	1Fr	2096	2096	\$172,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2096	1868		\$121,500
Crawl				
Slab				

Total Base \$294,200

Adjustments 1 Row Type Adj. x 1.00 \$294,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:2096	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$313,800

Sub-Total, 1 Units

Exterior Features (+)	\$50,100	\$363,900
Garages (+) 0 sqft	\$0	\$363,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$340,247

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	Wood Fr	C+2	2007	2007	18 A		0.85		4,192 sqft	\$340,247	17%	\$282,400	0%	100%	1.270	1.000	100.00	0.00	0.00	\$358,600
2: Canopy- Shed Type	1		C	2011	2011	14 A		0.85		16'x24'	\$2,295	13%	\$2,000	0%	100%	1.270	1.000	100.00	0.00	0.00	\$2,500
3: Detached Garage/Boat H	1	Wood Fr	C	2008	2008	17 A	\$36.00	0.85	\$34.82	24'x36'	\$30,081	16%	\$25,270	0%	100%	1.270	1.000	100.00	0.00	0.00	\$32,100
2x4: Lean-to	1	Concrete	C+1	2011	2011	14 A	\$8.80	0.85		12'x48' x 8'	\$4,524	30%	\$3,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,300
5: Porch- Open frame or equ	1		C	2008	2008	17 A		0.85		12'x17'	\$8,585	16%	\$7,210	0%	100%	1.270	1.000	100.00	0.00	0.00	\$9,200
6: Silo	1	SV	D	1968	1968	57 A		0.85		20' x 60'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$300
7: Type 3 Barn	1	T3AW	C+1	2011	2011	14 A	\$19.47	0.85		24' x 48' x 16'	\$27,132	30%	\$18,990	0%	100%	1.000	1.000	100.00	0.00	0.00	\$19,000

