

89-10-06-000-410.000-004

General Information

Parcel Number
89-10-06-000-410.000-004

Local Parcel Number
31-06-000-410.000-03

Tax ID:
003-00665-00

Routing Number

Property Class 100
Vacant Land

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
3106000

Location Address (1)
MEANS RD
CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025
Review Group 2027

GOLDEN FARMS LLC

Ownership

GOLDEN FARMS LLC
PO BOX 185
CENTERVILLE, IN 47330

Legal

S D SE 6-16-14 93.494A



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	☒	☐	☐	☐	☐
\$179,000	Land	\$179,000	\$201,700	\$192,500	\$160,400	\$126,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$179,000	Land Non Res (2)	\$179,000	\$201,700	\$192,500	\$160,400	\$126,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$179,000	Total	\$179,000	\$201,700	\$192,500	\$160,400	\$126,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$179,000	Total Non Res (2)	\$179,000	\$201,700	\$192,500	\$160,400	\$126,600
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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	GE	0	5.550000	1.02	\$2,120	\$2,162	\$11,999	0%	1.0000	0.00	100.00	0.00	\$12,000
4	A	MNB	0	2.720000	0.89	\$2,120	\$1,887	\$5,133	0%	1.0000	0.00	100.00	0.00	\$5,130
4	A	MNC	0	2.830000	0.81	\$2,120	\$1,717	\$4,859	0%	1.0000	0.00	100.00	0.00	\$4,860
4	A	MRB	0	2.230000	0.89	\$2,120	\$1,887	\$4,208	0%	1.0000	0.00	100.00	0.00	\$4,210
4	A	SH	0	24.610000	1.11	\$2,120	\$2,353	\$57,907	0%	1.0000	0.00	100.00	0.00	\$57,910
4	A	SK	0	8.230000	1.02	\$2,120	\$2,162	\$17,793	0%	1.0000	0.00	100.00	0.00	\$17,790
4	A	SUC3	0	10.910000	0.68	\$2,120	\$1,442	\$15,732	0%	1.0000	0.00	100.00	0.00	\$15,730
4	A	SUD3	0	3.470000	0.55	\$2,120	\$1,166	\$4,046	0%	1.0000	0.00	100.00	0.00	\$4,050
4	A	WE	0	20.530000	1.19	\$2,120	\$2,523	\$51,797	0%	1.0000	0.00	100.00	0.00	\$51,800
6	A	GE	0	0.690000	1.02	\$2,120	\$2,162	\$1,492	-80%	1.0000	0.00	100.00	0.00	\$300
6	A	MNC	0	0.070000	0.81	\$2,120	\$1,717	\$120	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	MRB	0	0.080000	0.89	\$2,120	\$1,887	\$151	-80%	1.0000	0.00	100.00	0.00	\$30
6	A	SH	0	9.260000	1.11	\$2,120	\$2,353	\$21,789	-80%	1.0000	0.00	100.00	0.00	\$4,360
6	A	SK	0	0.480000	1.02	\$2,120	\$2,162	\$1,038	-80%	1.0000	0.00	100.00	0.00	\$210
6	A	SUC3	0	0.250000	0.68	\$2,120	\$1,442	\$361	-80%	1.0000	0.00	100.00	0.00	\$70

Data Source Aerial Collector 11/03/2022 rc Appraiser 02/28/2023 Nexus

100, Vacant Land

MEANS RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/14/2009	GOLDEN FARMS LLC	2009008776	WD	/		I
01/01/1900	GOLDEN, JOHN P &	2009008776	WD	/		I

CENTER-934008 (003)/9340

1/2

Notes

2/28/2023 Misc: 2023 GENERAL REVAL

Land Computations

Calculated Acreage	93.49
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	93.49
81 Legal Drain NV	0.00
82 Public Roads NV	0.61
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	92.88
Farmland Value	\$178,950
Measured Acreage	92.88
Avg Farmland Value/Acre	1927
Value of Farmland	\$178,980
Classified Total	\$0
Farm / Classified Value	\$179,000
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$179,000
CAP 3 Value	\$0
Total Value	\$179,000

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	0.010000	0.55	\$2,120	\$1,166	\$12	-80%	1.0000	0.00	100.00	0.00	\$00
6	A	WE	0	0.960000	1.19	\$2,120	\$2,523	\$2,422	-80%	1.0000	0.00	100.00	0.00	\$480
82	A		0	0.610000	1.00	\$2,120	\$2,120	\$1,293	-100%	1.0000	0.00	100.00	0.00	\$00