

General Information

Parcel Number 89-10-06-000-412.000-004
Local Parcel Number 31-06-000-412.000-03

Tax ID: 003-00421-00

Routing Number

Property Class 340 Light Manufacturing & Assembly

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003) CENTER TOWNSHIP
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 104551-003 JACKSON COM-104551 (003)
Section/Plat 3106000
Location Address (1) 6364 MEANS RD CENTERVILLE, IN 47330

Ownership

GOLDEN COMMERCIAL REAL ESTA
6364 MEANS RD
CENTERVILLE, IN 47330

Legal

SD SE SEC 6-16-14 11.66A SUB TO 3.14A TO STATE HWY

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 2012 to 2019.

Notes

4/9/2021 Misc: 21p22- 2021 Equalization Review JH/Nexus
7/3/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1



Industrial

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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 land data for lots 11, 13, 14, and 82.

Market Model COMM/IND MARKET 80

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 07/03/2022 ts

Appraiser 08/31/2022 rc

Land Computations

Table with columns: Land Computations, 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.

Floor/Use Computations	
Pricing Key	GCI
Use	LMFG
Use Area	6400 sqft
Area Not in Use	0 sqft
Use %	28.2%
Eff Perimeter	707'
PAR	3
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
Base Rate	\$72.29
Frame Adj	(\$16.83)
Wall Height Adj	(\$1.44)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$54.02
BPA Factor	1.00
Sub Total (rate)	\$54.02
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$0.94)
A/C	\$2.13
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$55.21
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$353,331

Special Features		Exterior Features		
Description	Value	Description	Area	Value

Other Plumbing	
Description	Value

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	

