

General Information

Parcel Number 89-10-07-000-422.000-004
Local Parcel Number 31-07-000-422.000-03

Tax ID: 003-00571-00

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 3107000
Location Address (1) 6424 KEMPTON RD

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

Ownership

MAULE, CHRISTOPHER A & JESSICA
6574 MC CONAHA RD
CENTERVILLE, IN 47330

Legal

PT SE SEC 7-16-14 27.403A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include transactions from 10/07/2019 and 01/01/1900.

Notes

4/13/2023 Misc: 2023 GENERAL REVAUATION
6/3/2020 Misc: 2020 INFORMAL: REMOVE CNPY, POULTRY HSE, SHED, CHANGE LEAN-TO(X2) COND TO FR, AND CORRECT OFF SIZE



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 values for years 2022-2025.

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 list various land parcels with their characteristics.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (27.40), Actual Frontage (0), Developer Discount, Parcel Acreage (27.40), 81 Legal Drain NV (0.51), 82 Public Roads NV (0.30), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (25.59), Farmland Value (\$41,920), Measured Acreage (25.59), Avg Farmland Value/Acre (1638), Value of Farmland (\$41,920), Classified Total (\$0), Farm / Classified Value (\$41,900), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$41,900), CAP 3 Value (\$0), Total Value (\$63,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 4172 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
Canopy, Shed Type	128	\$1,100
Porch, Open Frame	96	\$6,300
Wood Deck	624	\$11,300

Plumbing

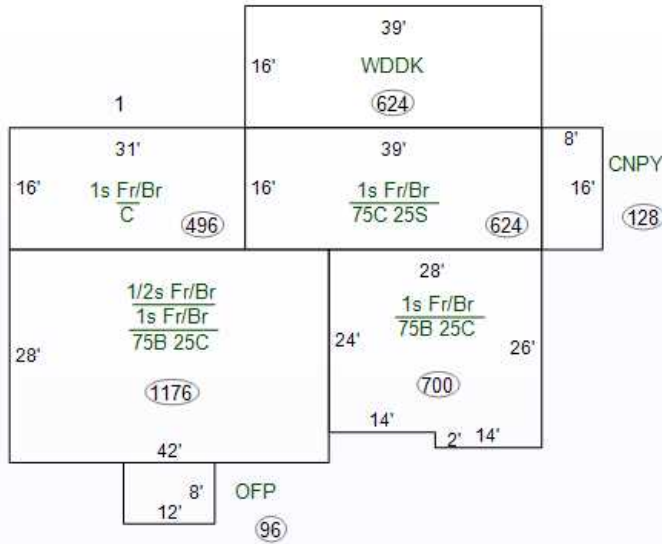
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	7
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	2996	2996	\$248,800	
2				
3				
4				
1/4				
1/2 94	1176	1176	\$45,200	
3/4				
Attic				
Bsmt	1407	0	\$43,200	
Crawl	1433	0	\$9,100	
Slab	156	0	\$0	
Total Base			\$346,300	

Adjustments

1 Row Type Adj. x 1.00		\$346,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:2996 1/2:1176	\$10,500
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$366,300

Sub-Total, 1 Units

Exterior Features (+)	\$18,700	\$385,000
Garages (+) 0 sqft	\$0	\$385,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$343,613

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	4/6 Maso	C+1	1975	1977	48	A		0.85		5,579 sqft	\$343,613	35%	\$223,350	0%	100%	1.270	1.000	100.00	0.00	0.00	\$283,700
2: Detached Garage/Boat H	1	Wood Fr	D	1972	1972	53	F	\$38.62	0.85	\$26.26	24'x32'	\$20,169	55%	\$9,080	0%	100%	1.270	1.000	100.00	0.00	0.00	\$11,500
3: HVAC - Geothermal (R)	1	SV	C	1985	2007	18	A		0.85				17%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$12,600
4: Lean-to	1	Concrete	C	1975	1975	50	F	\$5.69	0.85		12'x32' x 1'	\$1,856	70%	\$560	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
5: Lean-To	1	Earth Flo	D	1980	1980	45	F	\$4.69	0.85		10'x16' x 8'	\$510	65%	\$180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
6: Lean-To 02	1	Earth Flo	D	1980	1980	45	F	\$4.69	0.85		18'x32' x 8'	\$1,837	65%	\$640	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
7: Type 3 Barn	1	T3AW	C	1968	1968	57	F	\$16.07	0.85		38' x 64' x 12'	\$25,488	70%	\$7,650	50%	100%	1.000	1.000	100.00	0.00	0.00	\$3,800