

General Information

Parcel Number 89-10-21-300-304.000-004
Local Parcel Number 31-21-300-304.000-03

Tax ID: 003-00873-00

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 3121300
Location Address (1) US HIGHWAY 40 CENTERVILLE, IN 47330

Ownership

ROEHLER, CORY SCOTT & GINNY J
4812 W US HIGHWAY 40
CENTERVILLE, IN 47330

Legal

N D PT SW SEC 21-16-14 10.60A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/14/2009 and 01/01/1900.

Notes

2/16/2023 Misc: 2023 GENERAL REVALUATION



Agricultural

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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).

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 various land parcels.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

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 10/07/2022 rc

Appraiser 02/16/2023 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (10.60), Actual Frontage (0), Developer Discount, Parcel Acreage (10.60), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (10.60), Farmland Value (\$9,340), Measured Acreage (10.60), Avg Farmland Value/Acre (881), Value of Farmland (\$9,340), Classified Total (\$0), Farm / Classified Value (\$9,300), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$9,300), CAP 3 Value (\$0), Total Value (\$9,300).

