

89-10-28-100-130.000-004

General Information

Parcel Number
89-10-28-100-130.000-004

Local Parcel Number
31-28-100-130.000-03

Tax ID:
003-00972-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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
3128100

Location Address (1)
1264 RICE RD
CENTERVILLE, IN 47330

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Water, Gas, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2027

EBACHER, RONALD & DENISE

Ownership

EBACHER, RONALD & DENISE N
C/O ANGELA EBACHER
1264 RICE RD
CENTERVILLE, IN 47330

Legal

PT NW 28-16-14 (RICE TRACT 33) 0.976A
(CONTRACT: ANGELA EBACHER 3-11-24
2024001695)



1264 RICE RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/11/2024	EBACHER, RONALD	2024001695	CT	/		I
01/01/1900	EBACHER, RONALD		CO	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-934008 (003)/9340 1/2

Notes

3/26/2025 PARCEL REVIEW: 2024 PARCEL
REVIEW: SALES APPROACH 03-26-2025

Res

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

2025	Assessment Year	2025	2025	2024	2024	2023
WIP	Reason For Change	AA	AA	PARCEL REVIEW	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	03/26/2025	04/17/2024	04/20/2023
Other (external)	Valuation Method	Other (external)	Other (external)	Other (external)	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☒	☐	☐
\$21,500	Land	\$21,500	\$21,500	\$21,500	\$18,300	\$16,500
\$21,500	Land Res (1)	\$21,500	\$21,500	\$21,500	\$18,300	\$16,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$93,500	Improvement	\$93,500	\$93,500	\$93,500	\$109,000	\$98,400
\$93,500	Imp Res (1)	\$93,500	\$93,500	\$93,500	\$109,000	\$98,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$115,000	Total	\$115,000	\$115,000	\$115,000	\$127,300	\$114,900
\$115,000	Total Res (1)	\$115,000	\$115,000	\$115,000	\$127,300	\$114,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$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
9	A		0	0.956000	1.03	\$21,800	\$22,454	\$21,466	0%	1.0000	100.00	0.00	0.00	\$21,470
82	A	GE	0	0.020000	1.02	\$2,120	\$2,162	\$43	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	0.98
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.98
81 Legal Drain NV	0.00
82 Public Roads NV	0.02
83 UT Towers NV	0.00
9 Homesite	0.96
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$21,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,500

General Information

Occupancy

Single-Family

Description

MH W / C

Story Height

1

Style

N/A

Finished Area

1742 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

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

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

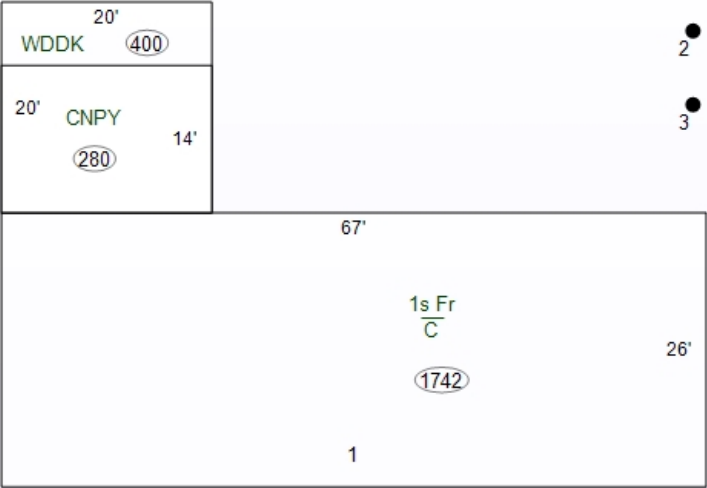
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Wood Deck	400	\$7,900
Canopy, Shed Type	280	\$2,100



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1742	1742	\$150,800
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1742	0	\$10,300
Slab				
Total Base				\$161,100
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1742
No Elec (-)				\$0
Plumbing (+ / -)				11 – 5 = 6 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$171,100
Sub-Total, 1 Units				
Exterior Features (+)				\$10,000
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.70
Location Multiplier				0.85
Replacement Cost				\$107,755

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: MH W / C	1	Wood Fr	D-1	2000	2000	25 A		0.85		1,742 sqft	\$107,755	26%	\$79,740	0%	100%	1.270	1.000	100.00	0.00	0.00	\$101,300
2: Detached Garage	1	Pole	C	2005	2005	20 A	\$24.76	0.85	\$21.05	30'x40'	\$25,255	20%	\$20,200	0%	100%	1.270	1.000	100.00	0.00	0.00	\$25,700
3: Utility Shed	1	SV	D	2012	2012	13 A		0.85		10'x12'		40%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0