

General Information

Parcel Number 89-10-31-000-312.000-004
Local Parcel Number 31-31-000-312.000-03

Tax ID: 003-00744-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

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 3131000
Location Address (1) 2963 STEVENS RD CENTERVILLE, IN 47330

Ownership

WALTHER, MATTHEW D & MICHELL
6957 PHILOMATH RD
CENTERVILLE, IN 47330

Legal

S 1/2 SW SEC 31-16-14 80A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 12/30/2013 and 01/01/1900 transactions.

Notes

3/8/2023 Misc: 2023 GENERAL REVAL



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 2025, 2024, 2023, and 2022.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (80.00), Actual Frontage (0), Developer Discount, Parcel Acreage (80.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.76), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (78.24), Farmland Value (\$128,600), Measured Acreage (78.24), Avg Farmland Value/Acre (1644), Value of Farmland (\$128,630), Classified Total (\$0), Farm / Classified Value (\$128,600), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$128,600), CAP 3 Value (\$0), Total Value (\$150,400).

Zoning

Subdivision

Lot

Market Model

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

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 1-16 show detailed land data.

Data Source External Only Collector 11/04/2022 rc

Appraiser 03/08/2023 Nexus

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
71	A	MRB	0	0.370000	0.89	\$2,390	\$2,127	\$787	-40%	1.0000	0.00	100.00	0.00	\$470
72	A	WTR	0	0.250000	0.50	\$2,390	\$1,195	\$299	-40%	1.0000	0.00	100.00	0.00	\$180
82	A		0	0.760000	1.00	\$2,390	\$2,390	\$1,816	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2080 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	108	\$9,400
Porch, Enclosed Frame	96	\$9,400

Plumbing

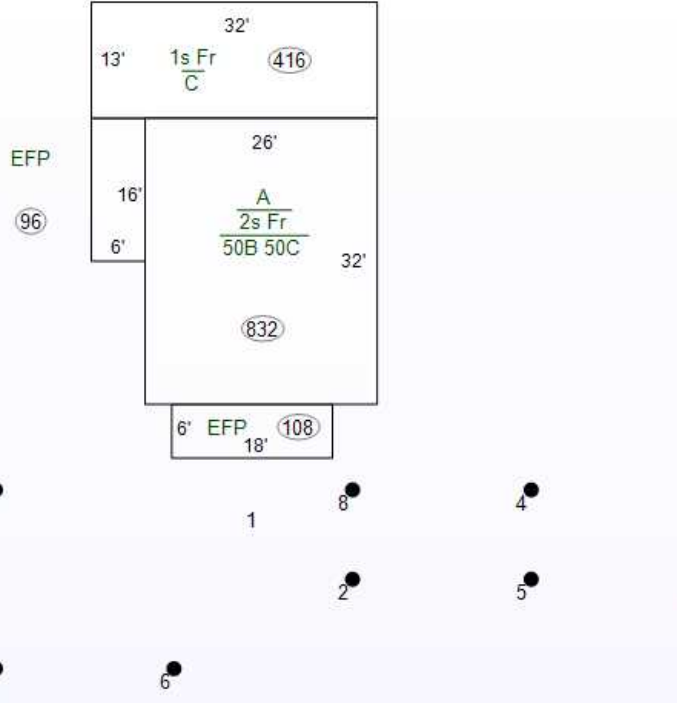
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1248	1248	\$121,000	
2	1Fr	832	832	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic		832	0	\$7,700	
Bsmt		416	0	\$22,100	
Crawl		832	0	\$6,900	
Slab					

Total Base \$204,000

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$204,000

Sub-Total, 1 Units

Exterior Features (+)	\$18,800	\$222,800
Garages (+) 0 sqft	\$0	\$222,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$189,380

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	2	Wood Fr	C	1890	1890	135	A		0.85		3,328 sqft	\$189,380	45%	\$104,160	0%	100%	1.270	1.000	100.00	0.00	0.00	\$132,300
2: Detached Garage/Boat H	1	Pole	C	1991	1991	34	A	\$33.62	0.85	\$28.58	21'x20'	\$12,002	26%	\$8,880	0%	100%	1.270	1.000	100.00	0.00	0.00	\$11,300
3: Detached Garage/Boat H	1	Pole	C	1996	1996	29	A	\$28.65	0.85	\$24.35	22'x26'	\$13,930	24%	\$10,590	0%	100%	1.270	1.000	100.00	0.00	0.00	\$13,400
4: Lean-to	1	Earth Flo	C	1946	1946	79	G	\$4.69	0.85		22'x44' x 8'	\$3,859	60%	\$1,540	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
5: Lean-to	1	Earth Flo	D	1985	1985	40	A	\$4.69	0.85		20'x54' x 8'	\$3,444	55%	\$1,550	75%	100%	1.000	1.000	0.00	0.00	100.00	\$400
6: Lean-to	1	Earth Flo	C	1910	1910	115	G	\$5.58	0.85		10'x60' x 10'	\$2,846	60%	\$1,140	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,100
7: Silo	1	Concrete	C	1900	1900	125	A		0.85		12' x 40'	\$12,495	65%	\$4,370	98%	100%	1.000	1.000	0.00	0.00	100.00	\$100
8: Type 2 Barn	1		C	1880	1880	145	G	\$32.90	0.85		40' x 60' x 16'	\$67,123	60%	\$26,850	25%	100%	1.000	1.000	0.00	0.00	100.00	\$20,100
9: Type 3 Barn	1	T3AW	C	1988	1988	37	A	\$20.75	0.85		30' x 30' x 12'	\$15,367	55%	\$6,910	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,900
10: Type 3 Barn	1	T3AW	C	1973	1973	52	A	\$19.80	0.85		20' x 54' x 14'	\$18,176	65%	\$6,360	0%	100%	1.000	1.000	0.00	100.00	0.00	\$6,400

