

89-10-33-000-416.000-004

O'HERN, MARCIA FAYE, TRUST

2801 AIRPORT RD

101, Cash Grain/General Farm

CENTER-934008 (003)/9340

General Information

Parcel Number 89-10-33-000-416.000-004
Local Parcel Number 31-33-000-416.000-03

Tax ID: 003-00960-00

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 3133000
Location Address (1) 2801 AIRPORT RD CENTERVILLE, IN 47330

Ownership

O'HERN, MARCIA FAYE, TRUSTEE
201 VIA NICE
NEWPORT BEACH, CA 92663

Legal

PT SE SEC 33-16-14 40A SUB TO 11.455A
FOREST & 1.121A FOREST

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfer dates from 01/01/1900 to 02/28/2013.

Notes

1/3/2023 Misc: 2023 GENERAL REVAL



Agricultural

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include 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).

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (40.00), Actual Frontage (0), Developer Discount, Parcel Acreage (40.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.51), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (38.49), Farmland Value (\$36,830), Measured Acreage (38.49), Avg Farmland Value/Acre (957), Value of Farmland (\$36,830), Classified Total (\$217), Farm / Classified Value (\$37,000), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$37,000), CAP 3 Value (\$0), Total Value (\$58,800).

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 1-15 show various land parcels with their respective characteristics.

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Paved TIF []

Neighborhood Life Cycle Stage

Static

Printed Tuesday, April 29, 2025

Review Group 2027

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2070 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
Wood Deck	80	\$2,300

Plumbing

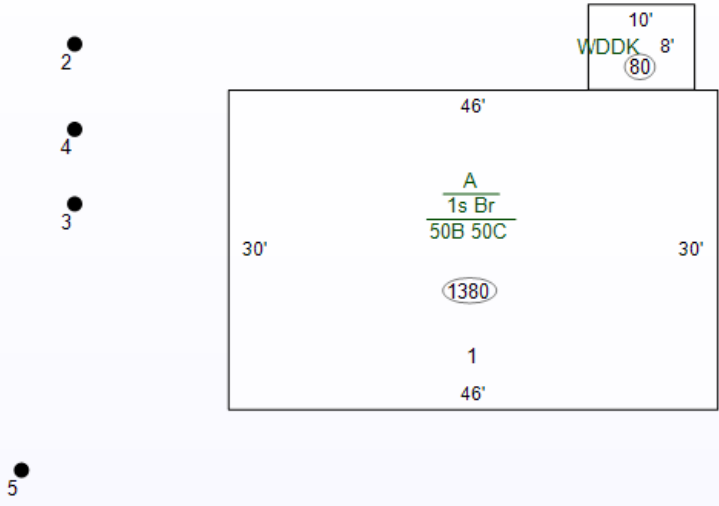
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1380	1380	\$140,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1380	690	\$20,800	
Bsmt	690	0	\$28,600	
Crawl	690	0	\$6,600	
Slab				

Total Base \$196,900

Adjustments 1 Row Type Adj. x 1.00 \$196,900

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 \$196,900

Sub-Total, 1 Units

Exterior Features (+) \$2,300 \$199,200

Garages (+) 0 sqft \$0 \$199,200

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$143,922

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	Brick	D+1	1860	1860	165 F		0.85		3,450 sqft	\$143,922	65%	\$50,370	0%	100%	1.270	1.000	100.00	0.00	0.00	\$64,000
2: Detached Garage/Boat H	1	Brick	D	1860	1860	165 F	\$71.88	0.85	\$48.88	16'x20'	\$15,641	65%	\$5,470	0%	100%	1.270	1.000	100.00	0.00	0.00	\$6,900
3: Milk House	1	C	C	1930	1930	95 A	\$43.49	0.85		12'x13'	\$5,767	65%	\$2,020	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
4: Type 2 Barn	2		C	1900	1900	125 F	\$54.77	0.85		44' x 46' x 20'	\$96,138	70%	\$28,840	50%	100%	1.000	1.000	0.00	0.00	100.00	\$14,400
5: Type 2 Barn	1		D	1900	1900	125 A	\$44.47	0.85		18' x 36' x 10'	\$16,406	65%	\$5,740	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,700