

General Information

Parcel Number 89-12-01-000-101.000-004
Local Parcel Number 32-01-000-101.000-03

Tax ID: 003-01079-00

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 3201000

Location Address (1) WILLOW GROVE RD CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography 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

WALTHER, ANDREW M & MATTHEW WALTER H&W L/E OF VIOLA & DALE 2989 WILLOW GROVE RD CENTERVILLE, IN 47330

Legal

PT SW SEC 36-16-13 0.01A PT NW SEC 1-15-13 147.31A



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

Table with 7 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)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Table with 16 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

Data Source Aerial

Collector 09/08/2022 rc

Appraiser 01/03/2023 Nexus

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Notes

1/3/2023 Misc: 2023 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value

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
5	A	SUC3	0	0.010000	0.68	\$2,390	\$1,625	\$16	-60%	1.0000	0.00	100.00	0.00	\$10
5	A	TR	0	0.090000	1.28	\$2,390	\$3,059	\$275	-60%	1.0000	0.00	100.00	0.00	\$110
6	A	EXC3	0	0.380000	0.50	\$2,390	\$1,195	\$454	-80%	1.0000	0.00	100.00	0.00	\$90
6	A	GE	0	8.560000	1.02	\$2,390	\$2,438	\$20,869	-80%	1.0000	0.00	100.00	0.00	\$4,170
6	A	MNC	0	0.050000	0.81	\$2,390	\$1,936	\$97	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	MRC	0	1.460000	0.81	\$2,390	\$1,936	\$2,827	-80%	1.0000	0.00	100.00	0.00	\$570
6	A	SUC3	0	0.780000	0.68	\$2,390	\$1,625	\$1,268	-80%	1.0000	0.00	100.00	0.00	\$250
82	A		0	4.500000	1.00	\$2,390	\$2,390	\$10,755	-100%	1.0000	0.00	100.00	0.00	\$00