

General Information

Parcel Number 89-12-01-000-203.000-004
Local Parcel Number 32-01-000-203.000-03

Tax ID: 003-00481-00

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) McCONAHA RD CENTERVILLE, IN 47330

Ownership

WALTHER, DALE A & BEVERLY J TI
2989 WILLOW GROVE RD
CENTERVILLE, IN 47330

Legal

NE SEC 1-15-13 142.988A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 11/01/2013 to 01/01/1900.

Notes

2/15/2023 Misc: 2023 GENERAL REVALUATION



Agricultural

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

Table with columns: Year (2025-2022), 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 (142.99), Actual Frontage (0), Developer Discount, Parcel Acreage (142.99), 81 Legal Drain NV (0.00), 82 Public Roads NV (3.50), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (139.49), Farmland Value (\$265,540), Measured Acreage (139.49), Avg Farmland Value/Acre (1904), Value of Farmland (\$265,590), Classified Total (\$0), Farm / Classified Value (\$265,600), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$265,600), CAP 3 Value (\$0), Total Value (\$265,600).

Zoning

ZO01 Residential

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

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 show detailed land data for various parcels.

Data Source External Only Collector 10/07/2022 rc Appraiser 02/15/2023 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
5	A	MRC	0	5.770000	0.81	\$2,390	\$1,936	\$11,171	-60%	1.0000	0.00	100.00	0.00	\$4,470
5	A	SH	0	6.750000	1.11	\$2,390	\$2,653	\$17,908	-60%	1.0000	0.00	100.00	0.00	\$7,160
5	A	SUC3	0	0.290000	0.68	\$2,390	\$1,625	\$471	-60%	1.0000	0.00	100.00	0.00	\$190
5	A	SUD3	0	0.680000	0.55	\$2,390	\$1,315	\$894	-60%	1.0000	0.00	100.00	0.00	\$360
5	A	TR	0	0.230000	1.28	\$2,390	\$3,059	\$704	-60%	1.0000	0.00	100.00	0.00	\$280
6	A	GE	0	4.100000	1.02	\$2,390	\$2,438	\$9,996	-80%	1.0000	0.00	100.00	0.00	\$2,000
6	A	MNC	0	0.310000	0.81	\$2,390	\$1,936	\$600	-80%	1.0000	0.00	100.00	0.00	\$120
6	A	MND	0	2.600000	0.68	\$2,390	\$1,625	\$4,225	-80%	1.0000	0.00	100.00	0.00	\$850
6	A	MRB	0	0.040000	0.89	\$2,390	\$2,127	\$85	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	SH	0	1.040000	1.11	\$2,390	\$2,653	\$2,759	-80%	1.0000	0.00	100.00	0.00	\$550
71	A	MRC	0	0.450000	0.81	\$2,390	\$1,936	\$871	-40%	1.0000	0.00	100.00	0.00	\$520
71	A	SUD3	0	0.570000	0.55	\$2,390	\$1,315	\$750	-40%	1.0000	0.00	100.00	0.00	\$450
82	A		0	3.500000	1.00	\$2,390	\$2,390	\$8,365	-100%	1.0000	0.00	100.00	0.00	\$00