

General Information

Parcel Number 89-12-01-000-306.000-004
Local Parcel Number 32-01-000-306.000-03

Tax ID: 003-00871-00

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 3201000
Location Address (1) 3831 WILLOW GROVE RD CENTERVILLE, IN 47330

Ownership

RODENBERG, DAVID A 2009 TRUST
ELIZABETH A SMITH TRUST 1/2
3621 WILLOW GROVE RD
CENTERVILLE, IN 47330

Legal

SW SEC 1-15-13 158A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 02/11/2010 to 01/01/1900.

Notes

3/13/2023 Misc: 2023 GENERAL REVALUATION
4/22/2022 Misc: 2021 FORM 137R- REMOVE AV DUE TO TOTAL LOSS FROM LIGHTNING STRIKE AND SUSEQUENT FIRE DAMAGE 09-07-2021



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, Improvement, and Total.

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 list various land parcels with their characteristics.

Zoning

Subdivision

Lot

Market Model N/A

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

Data Source External Only Collector 11/02/2022 rc Appraiser 03/13/2023 Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (158.00), Actual Frontage (0), Developer Discount, Parcel Acreage (158.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (2.87), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (155.13), Farmland Value (\$325,810), Measured Acreage (155.13), Avg Farmland Value/Acre (2100), Value of Farmland (\$325,770), Classified Total (\$0), Farm / Classified Value (\$325,800), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$325,800), CAP 3 Value (\$0), Total Value (\$325,800).

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
6	A	TR	0	5.840000	1.28	\$2,390	\$3,059	\$17,865	-80%	1.0000	0.00	100.00	0.00	\$3,570
6	A	WE	0	2.000000	1.19	\$2,390	\$2,844	\$5,688	-80%	1.0000	0.00	100.00	0.00	\$1,140
71	A	CRA	0	0.380000	1.02	\$2,390	\$2,438	\$926	-40%	1.0000	0.00	100.00	0.00	\$560
71	A	MNB	0	0.010000	0.89	\$2,390	\$2,127	\$21	-40%	1.0000	0.00	100.00	0.00	\$10
71	A	TR	0	0.210000	1.28	\$2,390	\$3,059	\$642	-40%	1.0000	0.00	100.00	0.00	\$390
82	A		0	2.870000	1.00	\$2,390	\$2,390	\$6,859	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Steel Grain Bin
 Description Steel Grain Bin
 Story Height 0
 Style N/A
 Finished Area
 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

Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type

2

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments

Row Type	Adj.
Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade)

Location Multiplier 0.85

Replacement Cost \$23,337

Specialty Plumbing

Description	Count	Value

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: Steel Grain Bin	1		C	1980	1980	45	A			0.85		30' x 17'	\$23,337	65%	\$8,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,200
2: Type 2 Barn	1		C	1930	1930	95	F		\$29.60	0.85		50' x 76' x 16'	\$84,733	70%	\$25,420	75%	100%	1.000	1.000	0.00	0.00	100.00	\$6,400

