

General Information

Parcel Number 89-12-01-000-407.000-004
Local Parcel Number 32-01-000-407.000-03

Tax ID: 003-01078-00

Routing Number

Property Class 199 Other Agricultural Use

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) STEVENS RD CENTERVILLE, IN 47330

Ownership

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

Legal

SE SEC 1-15-13 80A

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

3/7/2023 Misc: 2023 GENERAL REVAL



Agricultural

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

Table with columns: Year (2025-2022), 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). Values include dollar amounts and percentages.

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 (0.00), 91/92 Acres (0.00), Total Acres Farmland (79.24), Farmland Value (\$142,770), Measured Acreage (79.24), Avg Farmland Value/Acre (1802), Value of Farmland (\$142,790), Classified Total (\$0), Farm / Classified Value (\$142,800), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$142,800), CAP 3 Value (\$0), Total Value (\$142,800).

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

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 4-82.

Data Source External Only

Collector 11/04/2022 rc

Appraiser 03/07/2023 Nexus

**General Information**

**Occupancy** Barn, Bank & Flat (T2)  
**Description** Type 2 Barn  
**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
		1

**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**

**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** \$38,518

**Specialty Plumbing**

Description	Count	Value
	1	

**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: Type 2 Barn	1		D	1900	1900	125	P		\$32.90	0.85		40' x 60' x 12'	\$38,518	80%	\$7,700	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,900