

89-12-01-000-414.000-004

ADAMS, LEONARD W & SARAH

7638 THREE WITTS RD

101, Cash Grain/General Farm

CENTER-934008 (003)/9340

1/2

General Information

Parcel Number 89-12-01-000-414.000-004
Local Parcel Number 32-01-000-414.008-03

Tax ID: 003-00007-00

Routing Number

Property Class 101
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)
7638 THREE WITTS RD
CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

ADAMS, LEONARD W & SARAH S
7638 THREE WITTS RD
CENTERVILLE, IN 47330

Legal

S 1/2 SE 1-15-13 7.0A S 1/2 SE 1-15-13 7.0A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for 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 for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Agricultural

Notes

3/7/2023 Misc: 2023 GENERAL REVAL

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

Data Source External Only

Collector 11/04/2022 rc

Appraiser 03/07/2023 Nexus

Total Value \$43,300

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1344 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
Porch, Open Frame	192	\$10,100

Plumbing

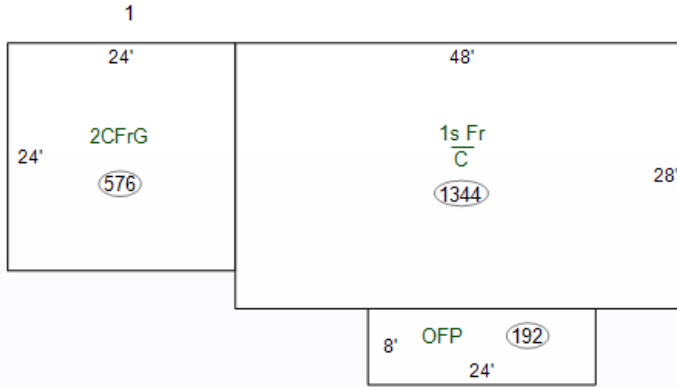
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1344	1344	\$126,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1344	0	\$8,900	
Slab				

Total Base \$135,600

Adjustments 1 Row Type Adj. x 1.00 \$135,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1344 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$142,400

Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$152,500
Garages (+) 576 sqft	\$24,700	\$177,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$150,620

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	Wood Fr	C	2010	2010	15	A		0.85		1,344 sqft	\$150,620	14%	\$129,530	0%	100%	1.270	1.000	100.00	0.00	0.00	\$164,500
2: Barn, Pole (T3)	1	T31SO	C	1979	1979	46	F	\$25.77	0.85		10' x 16' x 8'	\$2,957	65%	\$1,030	0%	100%	1.000	1.000	0.00	100.00	0.00	\$1,000
3: Detached Garage/Boat H	1	Wood Fr	C	1979	1979	46	A	\$36.00	0.85	\$30.60	28'x32'	\$27,418	35%	\$17,820	0%	100%	1.270	1.000	100.00	0.00	0.00	\$22,600
4: Type 3 Barn	1	T3AW	C	1979	1979	46	A	\$18.92	0.85		28' x 46' x 10'	\$15,848	60%	\$6,340	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,300
5: Utility Shed	1	SV	C	2010	2010	15	A		0.85		12'x28'		45%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0