

**General Information**

**Parcel Number**  
89-12-11-000-101.000-001

**Local Parcel Number**  
35-11-000-101.000-01

**Tax ID:**  
001-00321-00

**Routing Number**

**Ownership**

BG/RS FARMS LLC  
141 BATTEESE DR  
CICERO, IN 46034

**Legal**

PT NW SEC 11-15-13 160A

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/07/2012	BG/RS FARMS LLC	2012010360-1036	WD	/	\$931,000	I
03/18/2011	BEHRLE, DIANE R 1/3	2011001882	PR	/	\$0	I
01/26/2010	RODENBERG, DORO	2010000553	TD	/	\$0	I
01/26/2010	RODENBERG, DORO	2010000552	TD	/	\$0	I
01/01/1900	RODENBERG, DORO	2010000552	TD	/		I

**Notes**

7/12/2022 Misc: 2023 GENERAL REVAL

**Property Class 100**  
Vacant Land



**Agricultural**

**Year: 2025**

**Location Information**

**County**  
WAYNE

**Township**  
ABINGTON TOWNSHIP

**District 001 (Local 001)**  
ABINGTON TOWNSHIP

**School Corp 8360**  
CENTERVILLE-ABINGTON COMM

**Neighborhood 915001-001**  
ABINGTON-915001 (001)

**Section/Plat**  
3511000

**Location Address (1)**  
8849 THREE WITTS RD  
CENTERVILLE, IN 47330

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$335,500</b>	<b>Land</b>	<b>\$335,500</b>	<b>\$320,100</b>	<b>\$266,700</b>	<b>\$210,500</b>	<b>\$181,200</b>
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$335,500	Land Non Res (2)	\$335,500	\$320,100	\$266,700	\$210,500	\$181,200
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$0</b>	<b>Improvement</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$335,500</b>	<b>Total</b>	<b>\$335,500</b>	<b>\$320,100</b>	<b>\$266,700</b>	<b>\$210,500</b>	<b>\$181,200</b>
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$335,500	Total Non Res (2)	\$335,500	\$320,100	\$266,700	\$210,500	\$181,200
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')**

**Zoning**  
ZO01 Residential

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
Electricity

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

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
4	A	CEB2	0	6.680000	0.77	\$2,390	\$1,840	\$12,291	0%	1.0000	0.00	100.00	0.00	\$12,290
4	A	CRA	0	11.270000	1.02	\$2,390	\$2,438	\$27,476	0%	1.0000	0.00	100.00	0.00	\$27,480
4	A	MRA	0	29.280000	0.94	\$2,390	\$2,247	\$65,792	0%	1.0000	0.00	100.00	0.00	\$65,790
4	A	MRB	0	77.410000	0.89	\$2,390	\$2,127	\$164,651	0%	1.0000	0.00	100.00	0.00	\$164,650
4	A	SH	0	13.790000	1.11	\$2,390	\$2,653	\$36,585	0%	1.0000	0.00	100.00	0.00	\$36,580
4	A	SUC3	0	4.480000	0.68	\$2,390	\$1,625	\$7,280	0%	1.0000	0.00	100.00	0.00	\$7,280
4	A	TR	0	4.990000	1.28	\$2,390	\$3,059	\$15,264	0%	1.0000	0.00	100.00	0.00	\$15,260
5	A	MRB	0	3.990000	0.89	\$2,390	\$2,127	\$8,487	-60%	1.0000	0.00	100.00	0.00	\$3,390
6	A	CRA	0	0.110000	1.02	\$2,390	\$2,438	\$268	-80%	1.0000	0.00	100.00	0.00	\$50
6	A	MRA	0	0.010000	0.94	\$2,390	\$2,247	\$22	-80%	1.0000	0.00	100.00	0.00	\$00
6	A	MRB	0	0.840000	0.89	\$2,390	\$2,127	\$1,787	-80%	1.0000	0.00	100.00	0.00	\$360
6	A	SH	0	3.210000	1.11	\$2,390	\$2,653	\$8,516	-80%	1.0000	0.00	100.00	0.00	\$1,700
72	A	WTR	0	0.930000	0.50	\$2,390	\$1,195	\$1,111	-40%	1.0000	0.00	100.00	0.00	\$670
82	A		0	3.010000	1.00	\$2,390	\$2,390	\$7,194	-100%	1.0000	0.00	100.00	0.00	\$00

**Land Computations**

Calculated Acreage	160.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	160.00
81 Legal Drain NV	0.00
82 Public Roads NV	3.01
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	156.99
Farmland Value	\$335,500
Measured Acreage	156.99
Avg Farmland Value/Acre	2137
Value of Farmland	\$335,490
Classified Total	\$0
Farm / Classified Value	\$335,500
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$335,500
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$335,500</b>

