General Information

Parcel Number
89-12-11-000-404.000-001

Local Parcel Number
35-11-000-404.000-01

Tax ID:
001-00062-00

Routing Number

Property Class 101
Cash Grain/General Farm

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)
4904 WILLOW GROVE RD
CENTERVILLE, IN 47330

Zoning

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

Printed Friday, May 16, 2025

Review Group 2027

Ownership

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

Legal

SE SEC 11-15-13 160A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/01/2013	WALTHER, DALE A &	2013009654	QC	/		I
01/01/1900	WALTHER, DALE A &	2013009654	QC	/		I

Notes

7/18/2022 Misc: 2023 GENERAL REVALUATION

8/19/2021 Misc: 2022 REMOVED DWELLING, DET/GAR & LEAN-TO

5/24/2018 Misc: 2019: GENERAL REVALUATION PHASE 1: CHANGE T2 SIZE, ADD LEAN-TO, REMOVE MSTP 5/16/18

Agricultural

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

2025	**Assessment Year**	2025	2025	2024	2023	2022
WIP	**Reason For Change**	AA	AA	AA	AA	AA
05/16/2025	**As Of Date**	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	**Valuation Method**	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	**Equalization Factor**	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☐	☐	☐	☐
$307,100	**Land**	**$307,100**	**$346,000**	**$330,200**	**$275,200**	**$217,300**
$0	Land Res (1)	$0	$0	$0	$0	$0
$307,100	Land Non Res (2)	$307,100	$346,000	$330,200	$275,200	$217,300
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$28,800	**Improvement**	**$28,800**	**$28,800**	**$26,400**	**$24,800**	**$8,100**
$18,900	Imp Res (1)	$18,900	$18,900	$16,400	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$9,900	Imp Non Res (3)	$9,900	$9,900	$10,000	$24,800	$8,100
$335,900	**Total**	**$335,900**	**$374,800**	**$356,600**	**$300,000**	**$225,400**
$18,900	Total Res (1)	$18,900	$18,900	$16,400	$0	$0
$307,100	Total Non Res (2)	$307,100	$346,000	$330,200	$275,200	$217,300
$9,900	Total Non Res (3)	$9,900	$9,900	$10,000	$24,800	$8,100

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

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	2.110000	0.77	$2,120	$1,632	$3,444	0%	1.0000	0.00	100.00	0.00	$3,440
4	A	CRA	0	14.970000	1.02	$2,120	$2,162	$32,365	0%	1.0000	0.00	100.00	0.00	$32,370
4	A	MNB	0	0.040000	0.89	$2,120	$1,887	$75	0%	1.0000	0.00	100.00	0.00	$80
4	A	MRA	0	41.600000	0.94	$2,120	$1,993	$82,909	0%	1.0000	0.00	100.00	0.00	$82,910
4	A	MRB	0	42.040000	0.89	$2,120	$1,887	$79,329	0%	1.0000	0.00	100.00	0.00	$79,330
4	A	SH	0	8.310000	1.11	$2,120	$2,353	$19,553	0%	1.0000	0.00	100.00	0.00	$19,550
4	A	SUC3	0	7.040000	0.68	$2,120	$1,442	$10,152	0%	1.0000	0.00	100.00	0.00	$10,150
4	A	TR	0	24.130000	1.28	$2,120	$2,714	$65,489	0%	1.0000	0.00	100.00	0.00	$65,490
5	A	MRA	0	1.060000	0.94	$2,120	$1,993	$2,113	-60%	1.0000	0.00	100.00	0.00	$850
5	A	MRB	0	1.390000	0.89	$2,120	$1,887	$2,623	-60%	1.0000	0.00	100.00	0.00	$1,050
5	A	SH	0	0.640000	1.11	$2,120	$2,353	$1,506	-60%	1.0000	0.00	100.00	0.00	$600
5	A	SUC3	0	1.000000	0.68	$2,120	$1,442	$1,442	-60%	1.0000	0.00	100.00	0.00	$580
5	A	TR	0	5.380000	1.28	$2,120	$2,714	$14,601	-60%	1.0000	0.00	100.00	0.00	$5,840
6	A	MRA	0	0.110000	0.94	$2,120	$1,993	$219	-80%	1.0000	0.00	100.00	0.00	$40
6	A	SH	0	0.060000	1.11	$2,120	$2,353	$141	-80%	1.0000	0.00	100.00	0.00	$30

Data Source External Only **Collector** 06/03/2022 Nexus **Appraiser** 07/18/2022 Nexus

Land Computations

Calculated Acreage	160.00
Actual Frontage	0
Developer Discount	☐
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	$307,010
Measured Acreage	156.99
Avg Farmland Value/Acre	1956
Value of Farmland	$307,070
Classified Total	$0
Farm / Classifed Value	$307,100
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$307,100
CAP 3 Value	$0
Total Value	**$307,100**

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')															
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	SUC3	0	0.010000	0.68	$2,120	$1,442	$14	-80%	1.0000	0.00	100.00	0.00	$00
6	A	TR	0	5.670000	1.28	$2,120	$2,714	$15,388	-80%	1.0000	0.00	100.00	0.00	$3,080
71	A	MRB	0	1.430000	0.89	$2,120	$1,887	$2,698	-40%	1.0000	0.00	100.00	0.00	$1,620
82	A		0	3.010000	1.00	$2,120	$2,120	$6,381	-100%	1.0000	0.00	100.00	0.00	$00

General Information

Occupancy	Detached Garage
Description	Detached Garage
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

Plumbing

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

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

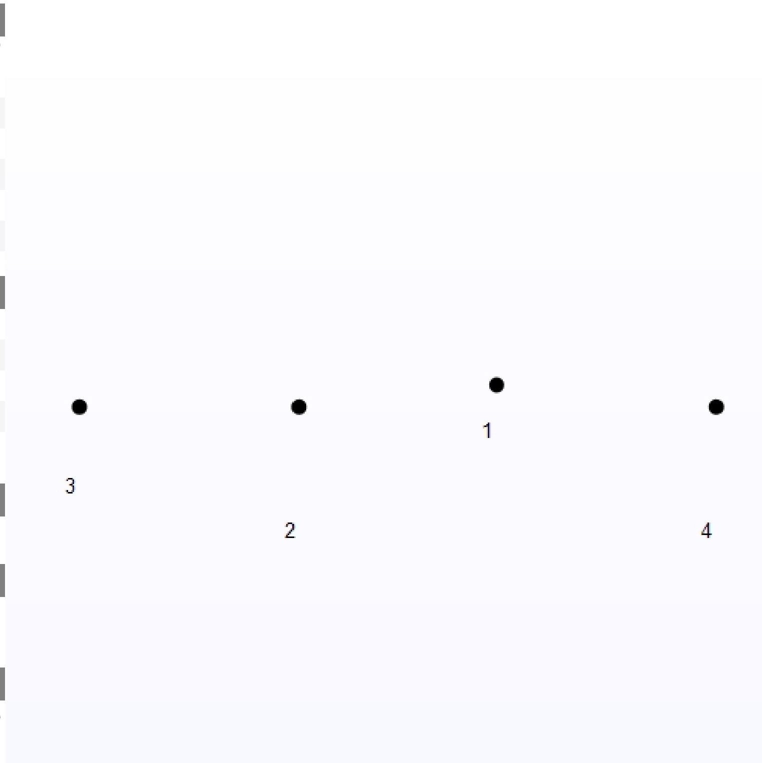
Heat Type

Roofing

- [ ] Built-Up
- [ ] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value



Specialty Plumbing

Description	Count	Value

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)		1.00
			Location Multiplier		0.85
			Replacement Cost		$41,517

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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: Detached Garage	1	Concrete	C	1959	1959	66	P	$30.15	0.85	$25.63	27'x60'	$41,517	60%	$16,610	0%	100%	1.140	1.000	100.00	0.00	0.00	$18,900
2: Frame Corn Crib	1	SV	C	1900	1900	125	P		0.85		20' x25'		80%		0%	100%	1.000	1.000	0.00	0.00	100.00	$100
3: Lean-To	1	Concrete	C	2000	2000	25	A	$8.80	0.85		26'x32' x 8'	$6,223	45%	$3,420	0%	100%	1.000	1.000	0.00	0.00	100.00	$3,400
4: Type 2 Barn HB	2	SV	C	1900	1900	125	F		0.85		40' x 40' x 16'		70%		50%	100%	1.000	1.000	0.00	0.00	100.00	$6,400

Total all pages $28,800

Total this page $28,800