

General Information

Parcel Number 89-12-12-000-307.001-001
Local Parcel Number 35-12-000-307.010-01

Tax ID: 001-00035-01

Routing Number

Property Class 100 Vacant Land

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 3512000

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

Zoning ZO01 Residential

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

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

Legal

PT SW SEC 12-15-13 0.46A & 0.228A



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

7/12/2022 Misc: 2023 GENERAL REVAL

Agricultural

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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).

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

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 show land characteristics for lots 4 and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.69), Actual Frontage (0), Developer Discount, Parcel Acreage (0.69), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.63), Farmland Value (\$1,410), Measured Acreage (0.63), Avg Farmland Value/Acre (2245), Value of Farmland (\$1,410), Classified Total (\$0), Farm / Classified Value (\$1,400), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$1,400), CAP 3 Value (\$0), Total Value (\$1,400).

Data Source Aerial

Collector 06/02/2022 bb

Appraiser 06/02/2022 Nexus

