

89-12-14-000-408.000-001

General Information

Parcel Number
89-12-14-000-408.000-001

Local Parcel Number
35-14-000-408.000-01

Tax ID:
001-00070-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9)

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
3514000

Location Address (1)
5862 WILLOW GROVE RD
CENTERVILLE, IN 47330

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2027

SMITH, JUSTIN R

Ownership

SMITH, JUSTIN R
5862 WILLOW GROVE RD
CENTERVILLE, IN 47330

Legal

PT SE SEC 14-15-13 1A

5862 WILLOW GROVE RD

511, 1 Family Dwell - Unplatted (0 to 9.9)

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

04/15/2016

SMITH, JUSTIN R

2016002933

WD

/

\$65,000

I

01/01/1900

ABRAMS, CHRISTOP

2016002933

WD

/

\$65,000

I

Barcode

Res

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

2025

Assessment Year

2025

2025

2024

2023

2023

WIP

Reason For Change

AA

AA

AA

AA

AA

05/16/2025

As Of Date

05/15/2025

04/22/2025

04/17/2024

04/26/2023

04/20/2023

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

☒

☐

☐

☐

☒

\$18,700

Land

\$18,700

\$18,700

\$16,200

\$14,600

\$14,600

\$18,700

Land Res (1)

\$18,700

\$18,700

\$16,200

\$14,600

\$14,600

\$0

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$142,800

Improvement

\$142,800

\$142,800

\$129,100

\$120,000

\$143,900

\$142,800

Imp Res (1)

\$142,800

\$142,800

\$129,100

\$120,000

\$143,900

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$161,500

Total

\$161,500

\$161,500

\$145,300

\$134,600

\$158,500

\$161,500

Total Res (1)

\$161,500

\$161,500

\$145,300

\$134,600

\$158,500

\$0

Total Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$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')

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

9

A

0

0.900000

1.08

\$19,200

\$20,736

\$18,662

0%

1.0000

100.00

0.00

0.00

\$18,660

82

A

GE

0

0.100000

1.02

\$2,120

\$2,162

\$216

-100%

1.0000

0.00

100.00

0.00

\$00

Notes

7/20/2022 Misc: 2023 GENERAL REVALUATION

Land Computations

Calculated Acreage

1.00

Actual Frontage

0

Developer Discount

☐

Parcel Acreage

1.00

81 Legal Drain NV

0.00

82 Public Roads NV

0.10

83 UT Towers NV

0.00

9 Homesite

0.90

91/92 Acres

0.00

Total Acres Farmland

0.00

Farmland Value

\$0

Measured Acreage

0.00

Avg Farmland Value/Acre

0.0

Value of Farmland

\$0

Classified Total

\$0

Farm / Classified Value

\$0

Homesite(s) Value

\$18,700

91/92 Value

\$0

Supp. Page Land Value

CAP 1 Value

\$18,700

CAP 2 Value

\$0

CAP 3 Value

\$0

Total Value

\$18,700

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1 1/2
StyleN/A
Finished Area2644 sqft
Make

Floor Finish

☐Earth☐Tile
☒Slab☒Carpet
☒Sub & Joist☒Unfinished
☐Wood☐Other
☐Parquet

Wall Finish

☒Plaster/Drywall☒Unfinished
☐Paneling☐Other
☐Fiberboard

Plumbing

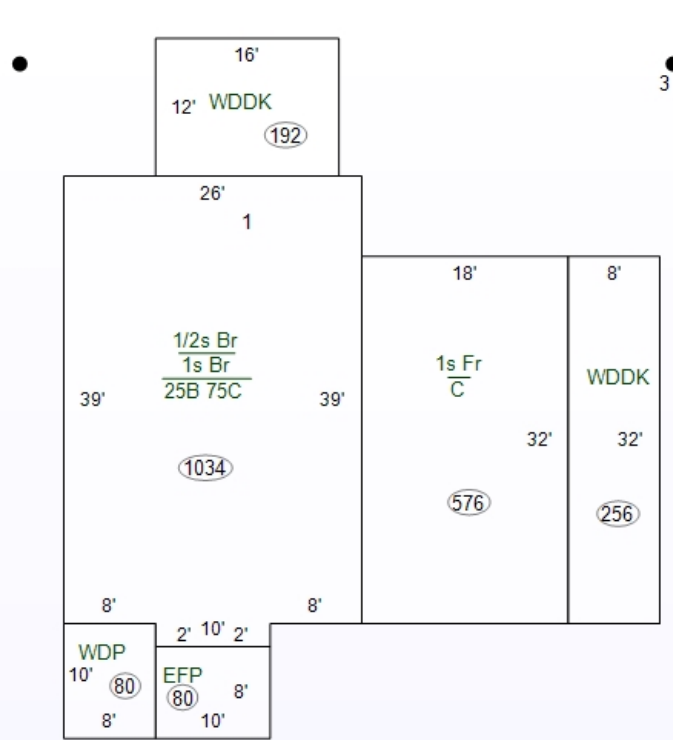
#TF
Full Bath26
Half Bath00
Kitchen Sinks11
Water Heaters11
Add Fixtures00
Total48

Accommodations

Bedrooms4
Living Rooms1
Dining Rooms1
Family Rooms1
Total Rooms8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	94	1610	1610	\$150,000
2				
3				
4				
1/4				
1/2	7	1034	1034	\$42,400
3/4				
Attic				
Bsmt		258	0	\$19,000
Crawl		1352	0	\$8,900
Slab				
Total Base				\$220,300
Adjustments 1 Row Type Adj. x 1.00				\$220,300
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$6,200
No Elec (-)				\$0
Plumbing (+ / -)				\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$228,900
Sub-Total, 1 Units				\$247,300
Exterior Features (+)				\$18,400
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.85
Replacement Cost				\$189,185

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 1/2	5/6 Maso	D+2	1943	1963	62	A		0.85		2,902 sqft	\$189,185	47%	\$100,270	0%	100%	1.140	1.000	100.00	0.00	0.00	\$114,300
2: Detached Garage/Boat H	1	Wood Fr	C	1994	1994	31	A	\$33.17	0.85	\$28.19	24'x50'	\$33,833	26%	\$25,040	0%	100%	1.140	1.000	100.00	0.00	0.00	\$28,500
3: Utility Shed	1	SV	D	2010	2010	15	F		0.85		10'x18'		50%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0