

89-12-23-000-214.000-001

WORDEN, JARRED

8376 POTTERSHOP RD

511, 1 Family Dwell - Unplatted (0 to 9.9

ABINGTON-915001 (001)/91

1/2

General Information

Parcel Number 89-12-23-000-214.000-001
Local Parcel Number 35-23-000-214.000-01
Tax ID: 001-00037-00
Routing Number

Ownership

WORDEN, JARRED
8376 POTTERSHOP RD
CENTERVILLE, IN 47330
Legal PT NE SEC 23-15-13 1.00A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 09/01/2011 to 01/01/1900.

Notes

5/18/2022 Misc: 2023 GENERAL REVALUATION
5/18/2018 Misc: 2019: GENERAL REVALUATION PHASE 1: CHANGE GRADE OF SFD, REMOVE UTIL SHED 5/15/18
11/18/2011 : 2012: REMOVE UTIL SHED: & ADD WDDK PER REASSESSMENT F/C ON 06-08-11; ADD A/C PER F/C ON 10-25-11
1/12/2009 : 08/09 Homestead Updated

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



Res

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 3523000
Location Address (1) 8376 POTTERSHOP RD CENTERVILLE, IN 47330

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

Table with columns: Year, 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). Rows for years 2025, 2024, 2023, 2022, 2021.

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 for land types 9 and 82.

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 Tuesday, April 29, 2025

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (0.91), 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).

Review Group 2027

Data Source External Only

Collector 03/15/2022 ls

Appraiser 05/18/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1166 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 | 288  | \$14,000 |
| Wood Deck         | 300  | \$6,300  |

**Plumbing**

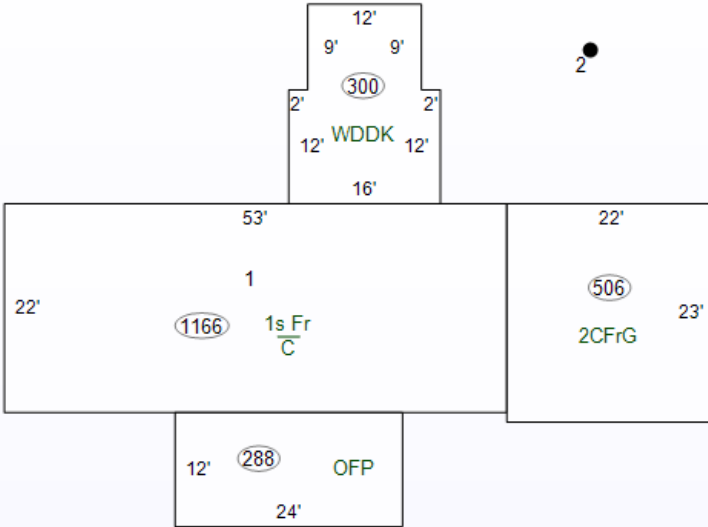
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 3 | 5  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 0 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 6 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 1Fr    | 1166 | 1166   | \$116,200 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        |      |        |           |        |
| Crawl |        | 1166 | 0      | \$8,300   |        |
| Slab  |        |      |        |           |        |

**Total Base** \$124,500

**Adjustments** 1 Row Type Adj. x 1.00 \$124,500

|                  |                     |
|------------------|---------------------|
| Unfin Int (-)    | \$0                 |
| Ex Liv Units (+) | \$0                 |
| Rec Room (+)     | \$0                 |
| Loft (+)         | \$0                 |
| Fireplace (+)    | \$0                 |
| No Heating (-)   | \$0                 |
| A/C (+)          | 1:1166 \$4,200      |
| No Elec (-)      | \$0                 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0 |
| Spec Plumb (+)   | \$0                 |
| Elevator (+)     | \$0                 |

**Sub-Total, One Unit** \$128,700

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$20,300 | \$149,000 |
| Garages (+) 506 sqft              | \$20,100 | \$169,100 |
| Quality and Design Factor (Grade) |          | 0.95      |
| Location Multiplier               |          | 0.85      |

**Replacement Cost** \$136,548

**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-1   | 1965       | 1965     | 60         | A  |           | 0.85 |          | 1,166 sqft | \$136,548 | 40%      | \$81,930      | 0%      | 100% | 1.140 | 1.000 | 100.00 | 0.00  | 0.00  | \$93,400     |
| 2: Utility Shed         | 1            | SV          | D     | 2000       | 2000     | 25         | A  |           | 0.85 |          | 10'x16'    |           | 55%      |               | 0%      | 100% | 1.140 | 1.000 | 100.00 | 0.00  | 0.00  | \$0          |