

General Information

Parcel Number 89-12-24-000-102.000-001
Local Parcel Number 35-24-000-102.000-01

Tax ID: 001-00019-00

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 915002-001 ABINGTON-915002 (001)

Section/Plat 3524000

Location Address (1) 6233 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 Tuesday, April 29, 2025

Review Group 2027

Ownership

BAUMER, THOMAS M & DANIELLE N C/O FIRST MERCHANTS BANK 6233 WILLOW GROVE RD CENTERVILLE, IN 47330

Legal

PT NW SEC 24-15-13 1.20A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 2014 and 2019.

Notes

5/17/2022 Misc: 2023 GENERAL REVALUATION

Res

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

Table with columns: Year (2025, 2024, 2023), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

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 9, 91, 82.

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (1.20), Actual Frontage (0), Developer Discount, Parcel Acreage (1.20), 81-83 Legal Drain NV, 82-83 Public Roads NV, 9 Homesite (1.00), 91/92 Acres (0.10), 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 (\$19,200), 91/92 Value (\$500), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$500), CAP 3 Value (\$0), Total Value (\$19,700).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1698 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
Patio, Concrete	80	\$600
Canopy, Roof Extension	80	\$1,300
Wood Deck	396	\$7,900

Plumbing

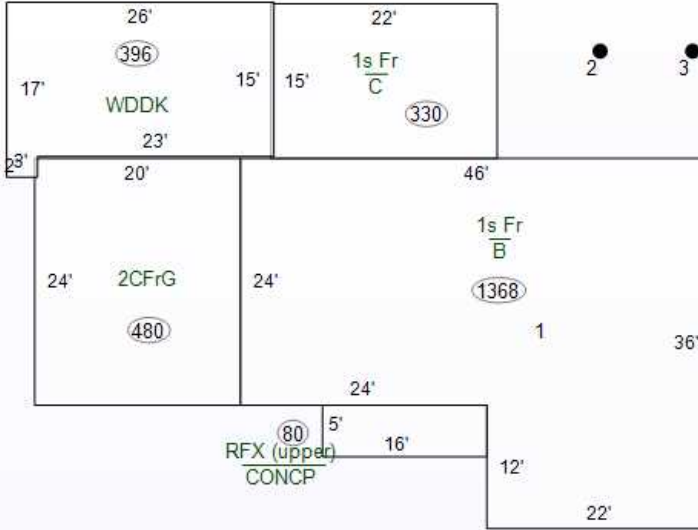
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1698	1698	\$147,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1368	0	\$42,800	
Crawl	330	0	\$4,600	
Slab				

Total Base \$194,800

Adjustments 1 Row Type Adj. x 1.00 \$194,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1698	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$202,400

Sub-Total, 1 Units

Exterior Features (+) \$9,800 \$212,200

Garages (+) 480 sqft \$20,100 \$232,300

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

Replacement Cost \$197,455

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	1985	1986	39	A		0.85		3,066 sqft	\$197,455	28%	\$142,170	15%	100%	1.240	1.000	100.00	0.00	0.00	\$149,800
2: Utility Shed	1	SV	D	1980	1980	45	F		0.85		8'x8'		70%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	2000	2000	25	F		0.85		10'x12'		60%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0