

89-13-04-400-407.000-004

General Information

Parcel Number
89-13-04-400-407.000-004

Local Parcel Number
33-04-400-407.000-03

Tax ID:
003-00538-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County
WAYNE

Township
CENTER TOWNSHIP

District 004 (Local 003)
CENTER TOWNSHIP

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 934008-003
CENTER-934008 (003)

Section/Plat
3304400

Location Address (1)
3750 SMELSER RD
CENTERVILLE, IN 47330

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Friday, May 16, 2025

Review Group
2027

HUTCHINGS, RYAN T

Ownership

HUTCHINGS, RYAN T
3992 US HIGHWAY 27 S
RICHMOND, IN 47374

Legal

PT SE SEC 4-15-14 26.065A

3750 SMELSER RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/23/2021	HUTCHINGS, RYAN T	2021011509	WD	/	\$30,000	I
09/20/2021	HUTCHINGS, TOM &	2021009352	WD	/	\$30,000	I
09/20/2021	HUTCHINGS, THOMA	2021009351	TD	/		I
07/02/2008	HUTCHINGS, HERBE	2008005986	QC	/		I
01/01/1900	HUTCHINGS, HERBE	2008005986	QC	/		I

101, Cash Grain/General Farm

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	☒	☐	☐	☐	☐
\$47,000	Land	\$47,000	\$50,200	\$45,700	\$39,400	\$34,600
\$21,800	Land Res (1)	\$21,800	\$21,800	\$18,600	\$16,800	\$16,800
\$25,200	Land Non Res (2)	\$25,200	\$28,400	\$27,100	\$22,600	\$17,800
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$4,400	Improvement	\$4,400	\$4,400	\$4,500	\$4,400	\$6,400
\$500	Imp Res (1)	\$500	\$500	\$500	\$400	\$400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,900	Imp Non Res (3)	\$3,900	\$3,900	\$4,000	\$4,000	\$6,000
\$51,400	Total	\$51,400	\$54,600	\$50,200	\$43,800	\$41,000
\$22,300	Total Res (1)	\$22,300	\$22,300	\$19,100	\$17,200	\$17,200
\$25,200	Total Non Res (2)	\$25,200	\$28,400	\$27,100	\$22,600	\$17,800
\$3,900	Total Non Res (3)	\$3,900	\$3,900	\$4,000	\$4,000	\$6,000

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

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	1.000000	1.00	\$21,800	\$21,800	\$21,800	0%	1.0000	100.00	0.00	0.00	\$21,800
4	A	CRB	0	4.240000	0.89	\$2,120	\$1,887	\$8,001	0%	1.0000	0.00	100.00	0.00	\$8,000
4	A	ST	0	0.020000	0.81	\$2,120	\$1,717	\$34	0%	1.0000	0.00	100.00	0.00	\$30
4	A	SUC3	0	8.770000	0.68	\$2,120	\$1,442	\$12,646	0%	1.0000	0.00	100.00	0.00	\$12,650
6	A	ST	0	6.280000	0.81	\$2,120	\$1,717	\$10,783	-80%	1.0000	0.00	100.00	0.00	\$2,160
6	A	SUC3	0	4.190000	0.68	\$2,120	\$1,442	\$6,042	-80%	1.0000	0.00	100.00	0.00	\$1,210
71	A	CRB	0	0.840000	0.89	\$2,120	\$1,887	\$1,585	-40%	1.0000	0.00	100.00	0.00	\$950
71	A	SUC3	0	0.080000	0.68	\$2,120	\$1,442	\$115	-40%	1.0000	0.00	100.00	0.00	\$70
72	A	WTR	0	0.210000	0.50	\$2,120	\$1,060	\$223	-40%	1.0000	0.00	100.00	0.00	\$130
82	A		0	0.435000	1.00	\$2,120	\$2,120	\$922	-100%	1.0000	0.00	100.00	0.00	\$00

Notes

12/13/2022 Misc: 2023 GENERAL REVAL

Land Computations

Calculated Acreage	26.06
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	26.07
81 Legal Drain NV	0.00
82 Public Roads NV	0.44
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	24.63
Farmland Value	\$25,200
Measured Acreage	24.63
Avg Farmland Value/Acre	1023
Value of Farmland	\$25,200
Classified Total	\$0
Farm / Classified Value	\$25,200
Homesite(s) Value	\$21,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,800
CAP 2 Value	\$25,200
CAP 3 Value	\$0
Total Value	\$47,000

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2084 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 Masonry	49	\$4,700
Porch, Open Masonry	384	\$17,200

Plumbing

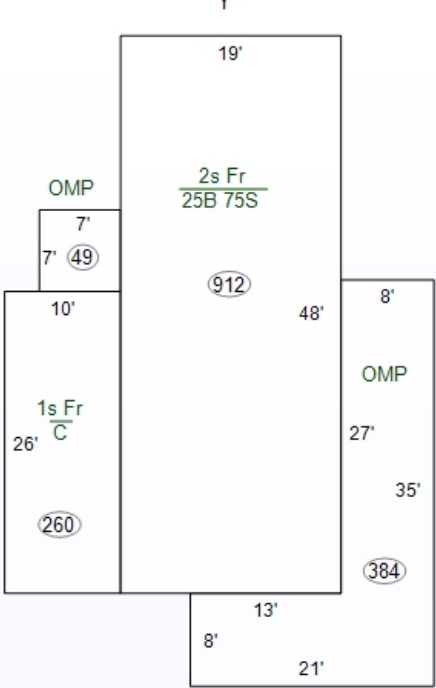
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1172	1172	\$116,200	
2	1Fr	912	912	\$48,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		228	0	\$18,500	
Crawl		260	0	\$4,200	
Slab		684	0	\$0	

Total Base \$187,700

Adjustments 1 Row Type Adj. x 1.00 \$187,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$192,200

Sub-Total, 1 Units

Exterior Features (+)	\$21,900	\$214,100
Garages (+) 0 sqft	\$0	\$214,100
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$172,886

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: Residential Dwelling	2	Wood Fr	C-1	1880	1880	145	VP		0.85		2,312 sqft	\$172,886	95%	\$8,640	95%	100%	1.270	1.000	100.00	0.00	0.00	\$500
2: Lean-to	1	Earth Flo	D	1920	1920	105	P	\$5.58	0.85		12'x54' x 9'	\$2,459	80%	\$490	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
3: Lean-To	1	SV	D	2018	2018	7	P		0.85		12'x14' x 6'		30%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
4: Type 2 Barn	1		D	1900	1900	125	P	\$34.99	0.85		34' x 54' x 14'	\$38,288	80%	\$7,660	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,800
5: Utility Shed	1	SV	D	1900	1900	125	P		0.85		12'x14'		80%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0