

General Information

Parcel Number 89-13-04-400-412.000-004
Local Parcel Number 33-04-400-412.008-03
Tax ID: 003-00508-00
Routing Number

Ownership

MOORE, NATHAN & PHYLLICIA
3881 SMELSER RD
CENTERVILLE, IN 47330

Legal

LOT 33 HARGROVE SUB DIV 12.75A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains transfer records from 08/27/2021 to 04/08/2009.

Notes

12/13/2022 Misc: 2023 GENERAL REVAL

Property Class 101
Cash Grain/General Farm



Agricultural

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3304400
Location Address (1) 3881 SMELSER RD, CENTERVILLE, IN 47330

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

Table with columns: Year, Assessment 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). Shows valuation data for years 2022-2025.

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

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. Lists land parcels with their characteristics.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 09/08/2022 rc

Appraiser 12/13/2022 Nexus

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (12.75), Actual Frontage (0), Developer Discount, Parcel Acreage (12.75), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.33), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (11.42), Farmland Value (\$12,530), Measured Acreage (11.42), Avg Farmland Value/Acre (1097), Value of Farmland (\$12,530), Classified Total (\$0), Farm / Classified Value (\$12,500), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$12,500), CAP 3 Value (\$0), Total Value (\$34,300).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2940 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
Wood Deck	528	\$9,600
Porch, Open Frame	432	\$17,200

**Plumbing**

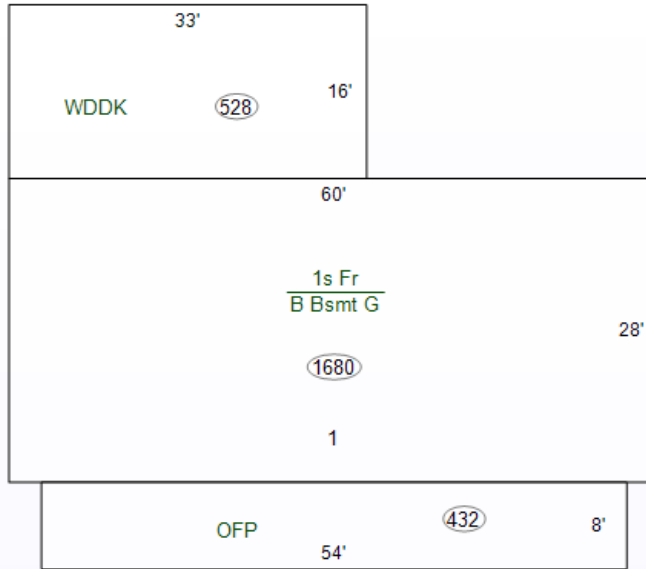
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>5</b>	<b>9</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1680	1680	\$145,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1680	1260	\$94,500	
Crawl					
Slab					

**Total Base** \$240,100

**Adjustments** 1 Row Type Adj. x 1.00 \$240,100

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) 1:1680 \$5,200  
 No Elec (-) \$0  
 Plumbing (+ / -) 9 - 5 = 4 x \$800 \$3,200  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$248,500

**Sub-Total, 1 Units**

Exterior Features (+) \$26,800 \$275,300  
 Garages (+) 420 sqft \$4,700 \$280,000  
 Quality and Design Factor (Grade) 1.00  
 Location Multiplier 0.85

**Replacement Cost** \$238,000

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1996	1996	29	A		0.85			3,360 sqft	\$238,000	24%	\$180,880	0%	100%	1.270	1.000	100.00	0.00	0.00	\$229,700
2: Utility Shed	1	SV	E+2	1996	1996	29	A		0.85			12'x16'		60%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0