

General Information

Parcel Number 89-13-04-400-415.000-004
Local Parcel Number 33-04-400-415.008-03

Tax ID: 003-00505-00

Routing Number

Property Class 141
Agricultural Land With Mobile Home

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) 4097 SMELSER RD

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2027

Ownership

FARMER, BILLY RAY & THERESA AN
4097 SMELSER RD
CENTERVILLE, IN 47330

Legal

LOT 30 HARGROVE SUB DIV 9.56A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 09/20/2021 and 01/01/1900.

Notes

12/13/2022 Misc: 2023 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

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. Rows 9, 21, 5, 5, 72, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (9.56), Actual Frontage (0), Developer Discount, Parcel Acreage (9.56), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.14), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (8.42), Farmland Value (\$7,520), Measured Acreage (8.42), Avg Farmland Value/Acre (893), Value of Farmland (\$7,520), Classified Total (\$100), Farm / Classified Value (\$7,600), Homesite(s) Value (\$21,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$7,600), CAP 3 Value (\$0), Total Value (\$29,400).

General Information

Occupancy	Single-Family
Description	MH W / B
Story Height	1
Style	N/A
Finished Area	2280 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Canopy, Shed Type	312	\$2,200
Wood Deck	432	\$7,900

Plumbing

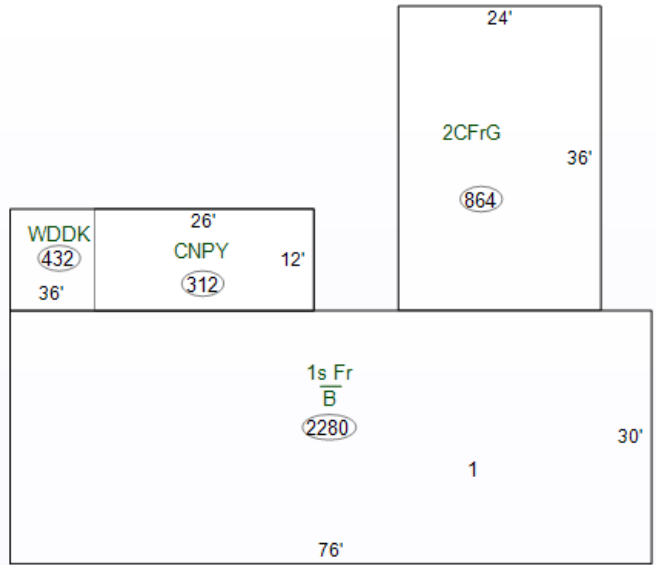
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2280	2280	\$183,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2280	0	\$60,300	
Crawl				
Slab				

Total Base \$243,700
Adjustments 1 Row Type Adj. x 1.00 \$243,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:2280	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$257,300

Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$267,400
Garages (+) 864 sqft	\$31,900	\$299,300
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$203,524

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: MH W / B	1	Wood Fr	D	2004	2004	21	A		0.85		4,560 sqft	\$203,524	26%	\$150,610	0%	100%	1.270	1.000	100.00	0.00	0.00	\$191,300
2: Lean-to	1	Earth Flo	C	1998	1998	27	A	\$4.69	0.85		20'x48' x 8'	\$3,827	50%	\$1,910	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,900
3: Lean-to	1	Earth Flo	C	2000	2000	25	A	\$4.69	0.85		8'x24' x 8'	\$765	45%	\$420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
4: Type 3 Barn	1	T3AW	C	1997	1997	28	A	\$19.47	0.85		24' x 48' x 14'	\$15,770	50%	\$7,880	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,900