

General Information

Parcel Number 89-13-09-000-106.000-001
Local Parcel Number 36-09-000-106.000-01
Tax ID: 001-00403-00
Routing Number

Ownership

GARRETT, DARREN & JULIE
5151 LEAD LINE RD
CENTERVILLE, IN 47330

Legal

WD NW SEC 9-15-14 3.814A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains 6 rows of ownership transfer records.

Notes

1/24/2025 Sales Disclosure: 2025 SALES REVIEW

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)
School Corp 8360
Neighborhood 915002-001
Section/Plat 3609000
Location Address (1) 5151 LEAD LINE RD

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 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. Contains 3 rows of land data.

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage (3.81), Actual Frontage (0), Developer Discount, Parcel Acreage (3.81), 81-83 Legal Drain NV, 9 Homesite (1.00), 91/92 Acres (2.71), 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 (\$12,200), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$12,200), CAP 3 Value (\$0), Total Value (\$31,400).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 06/17/2022

Nexus

Appraiser 07/13/2022

Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1362 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
Stoop, Masonry	48	\$2,300
Canopy, Roof Extension	48	\$1,000
Wood Deck	748	\$13,000

**Plumbing**

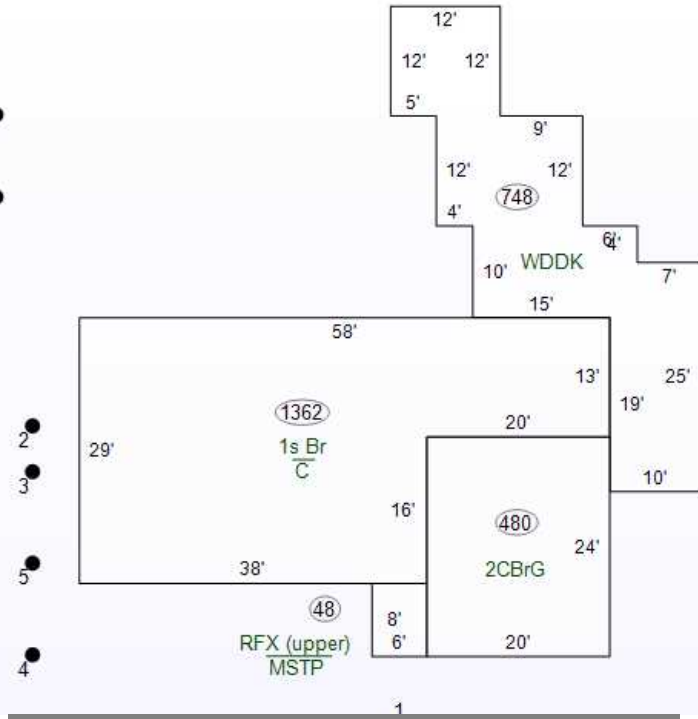
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>5</b>	<b>9</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,800

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1362	1362	\$139,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1362	0	\$8,900	
Slab				

**Total Base** \$148,600

**Adjustments 1 Row Type Adj. x 1.00** \$148,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1362	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

**Sub-Total, One Unit** \$162,700

**Sub-Total, 1 Units**

Exterior Features (+) \$16,300 \$179,000

Garages (+) 480 sqft \$20,700 \$199,700

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

**Replacement Cost** \$169,745

**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	Brick	C	1976	1991	34	G		0.85		1,362 sqft	\$169,745	24%	\$129,010	0%	100%	1.240	1.000	100.00	0.00	0.00	\$160,000
2: Canopy- Shed Type	1		D	1995	1995	30	A		0.85		12'x30'	\$1,700	28%	\$1,220	0%	100%	1.240	1.000	100.00	0.00	0.00	\$1,500
3: Lean-to	1	Earth Flo	D	1998	1998	27	A	\$4.69	0.85		12'x24' x 8'	\$918	50%	\$460	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
4: Type 3 Barn	1	T3AW	D	1995	1995	30	A	\$25.05	0.85		18' x 24' x 12'	\$6,074	50%	\$3,040	0%	100%	1.240	1.000	100.00	0.00	0.00	\$3,800
5: Type 3 Barn	1	T3AW	C	1996	1996	29	A	\$18.09	0.85		32' x 48' x 10'	\$17,942	50%	\$8,970	0%	100%	1.240	1.000	100.00	0.00	0.00	\$11,100
6: Utility Shed	1	SV	D	2010	2010	15	A		0.85		10'x12'		45%		0%	100%	1.240	1.000	0.00	100.00	0.00	\$0
7: Utility Shed	1	SV	D	2010	2010	15	A		0.85		8'x12'		45%		0%	100%	1.240	1.000	0.00	100.00	0.00	\$0