

89-13-09-000-337.000-001

DAVIS, GREGORY JOSEPH

4641 MEEK RD

511, 1 Family Dwell - Unplatted (0 to 9.9

ABINGTON-915001 (001)/91

1/2

General Information

Parcel Number
89-13-09-000-337.000-001
Local Parcel Number
36-09-000-337.000-01

Tax ID:
001-00423-00

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 915001-001
ABINGTON-915001 (001)

Section/Plat
3609000

Location Address (1)
4641 MEEK RD
CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

DAVIS, GREGORY JOSEPH
4641 MEEK RD
CENTERVILLE, IN 47330

Legal

ND SW SEC 9-15-14 2.947A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/23/2017 and 01/01/1900.

Notes

8/15/2022 Misc: 2023 : GENERAL REVALUATION
5/30/2018 Misc: 2019: GENERAL REVALUATION PHASE 1: ADD WDDK, CHANGE UTIL SHED COND AND REMOVE OBSOL, REMOVE T2 BARN AND BOTH LEAN TOS, ADD DET GAR (NEW CONSTRUCTION) 5/21/18

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

Table with columns: 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). Rows show values for years 2022-2025.

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 include lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.95), Actual Frontage (0), Developer Discount, Parcel Acreage (2.95), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.77), 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 (\$8,000), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$8,000), CAP 3 Value (\$0), Total Value (\$27,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1568 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, Enclosed Frame	60	\$6,300
Porch, Enclosed Frame	84	\$7,800
Wood Deck	132	\$3,300
Wood Deck	180	\$4,100
Canopy, Roof Extension	180	\$2,400

Plumbing

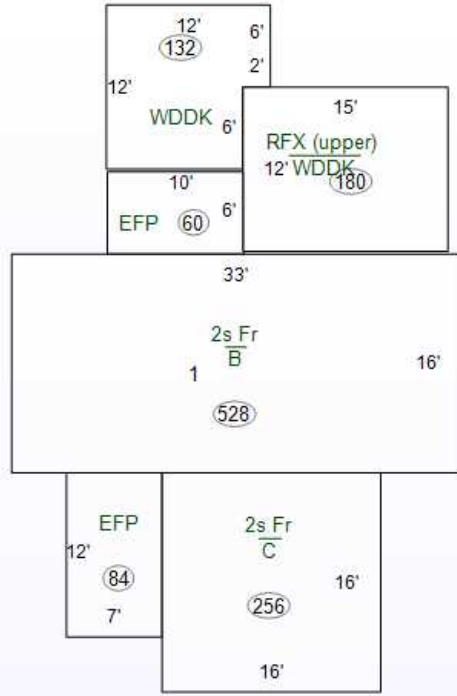
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	784	784	\$86,500	
2 1Fr	784	784	\$44,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	528	0	\$24,700	
Crawl	256	0	\$4,200	
Slab				

Total Base \$160,100

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:784 2:784	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$166,800

Sub-Total, 1 Units

Exterior Features (+)	\$23,900	\$190,700
Garages (+) 0 sqft	\$0	\$190,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$153,990

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	2	Wood Fr	C-1	1900	1900	125 A		0.85		2,096 sqft	\$153,990	45%	\$84,690	0%	100%	1.140	1.000	100.00	0.00	0.00	\$96,500
2: Detached Garage	1	Pole	C	2018	2018	7 A	\$25.20	0.85	\$21.42	30'x32'	\$20,563	6%	\$19,330	0%	100%	1.140	1.000	100.00	0.00	0.00	\$22,000
3: Lean-To	1	Earth Flo	D	2021	2021	4 A	\$5.58	0.85		12'x32' x 10'	\$1,457	10%	\$1,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300
4: Utility Shed	1	SV	D	1925	1925	100 A		0.85		10'x18'		65%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0