

General Information

Parcel Number 89-13-16-000-208.001-001
Local Parcel Number 36-16-000-208.010-01

Tax ID: 001-00346-01

Routing Number

Property Class 101 Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE

Township ABINGTON TOWNSHIP

District 001 (Local 001) ABINGTON TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 915002-001 ABINGTON-915002 (001)

Section/Plat 3616000

Location Address (1) 4796 SMOKER RD CENTERVILLE, IN 47330

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

Ownership

HENDRICKS, RONALD S & SANDRA 4796 SMOKER RD CENTERVILLE, IN 47330

Legal

PT NE SEC 16-15-14 22.00A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/11/2017 to 01/01/1900.

Notes

5/12/2023 Misc: 2022 PARCEL REVIEW
5/10/2022 Misc: 2023 GENERAL REVALUATION

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, Improvement, Total. Rows show valuation data for 2025, 2024, and 2023.

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 list land parcels with their respective characteristics.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (22.00), Actual Frontage (0), Developer Discount, Parcel Acreage (22.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (20.94), Farmland Value (\$13,750), Measured Acreage (20.94), Avg Farmland Value/Acre (657), Value of Farmland (\$13,760), Classified Total (\$0), Farm / Classified Value (\$13,800), Homesite(s) Value (\$19,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$13,800), CAP 3 Value (\$0), Total Value (\$33,000).

**General Information**

|                      |                      |
|----------------------|----------------------|
| <b>Occupancy</b>     | Single-Family        |
| <b>Description</b>   | Residential Dwelling |
| <b>Story Height</b>  | 2 1/2                |
| <b>Style</b>         | N/A                  |
| <b>Finished Area</b> | 5008 sqft            |
| <b>Make</b>          |                      |

**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 type="checkbox"/> Unfinished        |
| <input type="checkbox"/> Wood                   | <input type="checkbox"/> Other             |
| <input type="checkbox"/> Parquet                |  |

**Wall Finish**

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

**Roofing**

|                                       |   |                                  |                                |                               |
|---------------------------------------|---|----------------------------------|--------------------------------|-------------------------------|
| <input type="checkbox"/> Built-Up     | <input checked="" type="checkbox"/> Metal | <input 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    |
|-------------------|------|----------|
| Stoop, Masonry    | 35   | \$1,800  |
| Porch, Open Frame | 216  | \$10,900 |
| Patio, Concrete   | 312  | \$2,200  |
| Wood Deck         | 252  | \$5,400  |

**Plumbing**

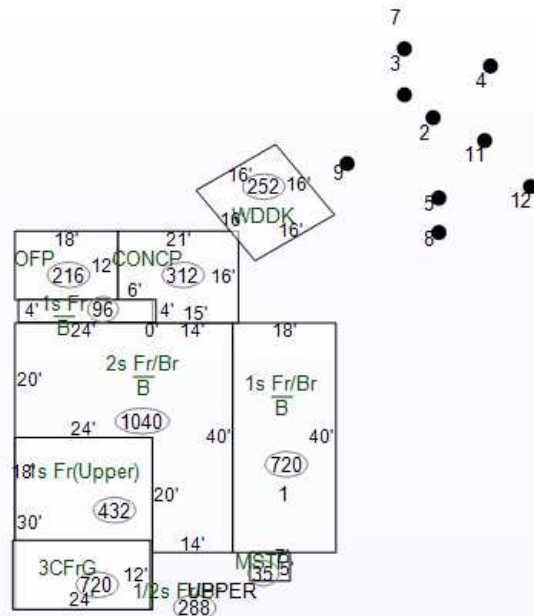
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 3 | 9  |
| <b>Half Bath</b>     | 0 | 0  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 3 | 3  |
| <b>Total</b>         | 8 | 14 |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 4 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 1 |
| <b>Total Rooms</b>  | 8 |

**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     | 91A    | 1856 | 1856   | \$160,000 |        |
| 2     | 91A    | 1472 | 1472   | \$70,300  |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   | 92     | 288  | 288    | \$19,100  |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        | 1856 | 1392   | \$102,600 |        |
| Crawl |        |      |        |           |        |
| Slab  |        |      |        |           |        |

**Total Base** \$352,000

**Adjustments** 1 Row Type Adj. x 1.00 \$352,000

|                  |                    |         |
|------------------|--------------------|---------|
| Unfin Int (-)    |                    | \$0     |
| Ex Liv Units (+) |                    | \$0     |
| Rec Room (+)     |                    | \$0     |
| Loft (+)         |                    | \$0     |
| Fireplace (+)    | PS:1 PO:1          | \$4,700 |
| No Heating (-)   |                    | \$0     |
| A/C (+)          | 1:1856 2:1472      | \$8,600 |
| No Elec (-)      |                    | \$0     |
| Plumbing (+ / -) | 14 - 5 = 9 x \$800 | \$7,200 |
| Spec Plumb (+)   |                    | \$1,800 |
| Elevator (+)     |                    | \$0     |

**Sub-Total, One Unit** \$374,300

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$20,300 | \$394,600        |
| Garages (+) 720 sqft              | \$27,500 | \$422,100        |
| Quality and Design Factor (Grade) |          | 1.20             |
| Location Multiplier               |          | 0.85             |
| <b>Replacement Cost</b>           |          | <b>\$430,542</b> |

**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 1/2        | 1/6 Maso    | B     | 2001       | 2001     | 24         | A  |           | 0.85 |          | 5,472 sqft      | \$430,542 | 19%      | \$348,740     | 0%      | 100% | 1.240 | 1.000 | 100.00 | 0.00   | 0.00   | \$432,400    |
| 2: Barn, Pole (T3)           | 1            | T3AW        | C     | 2018       | 2018     | 7          | A  | \$20.41   | 0.85 |          | 24' x 40' x 10' | \$15,612  | 20%      | \$12,490      | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00   | \$12,500     |
| 3: Barn, Pole (T3)           | 1            | T3AW        | C     | 2021       | 2021     | 4          | A  | \$22.65   | 0.85 |          | 16' x 40' x 16' | \$12,757  | 10%      | \$11,480      | 0%      | 100% | 1.000 | 1.000 | 0.00   | 100.00 | 0.00   | \$11,500     |
| 4: Barn, Pole (T3)           | 1            | T31SO       | C     | 2018       | 2018     | 7          | A  | \$19.39   | 0.85 |          | 24' x 24' x 9'  | \$7,016   | 20%      | \$5,610       | 0%      | 100% | 1.000 | 1.000 | 0.00   | 100.00 | 0.00   | \$5,600      |
| 5: Canopy (attached to barn) | 1            |             | C     | 2021       | 2021     | 4          | A  |           | 0.85 |          | 12'x20'         | \$1,615   | 3%       | \$1,570       | 0%      | 100% | 1.240 | 1.000 | 100.00 | 0.00   | 0.00   | \$1,900      |
| 6: Lean-To/metal             | 1            | Earth Flo   | E     | 2021       | 2021     | 4          | A  | \$3.80    | 0.85 |          | 6'x9' x 6'      | \$70      | 10%      | \$60          | 0%      | 100% | 1.000 | 1.000 | 0.00   | 0.00   | 100.00 | \$100        |
| 7: Lean-To/metal             | 1            | Earth Flo   | C     | 2021       | 2021     | 4          | A  | \$1.13    | 0.85 |          | 672 sqft x 0'   | \$645     | 10%      | \$580         | 0%      | 100% | 1.000 | 1.000 | 0.00   | 0.00   | 100.00 | \$600        |
| 8: Patio (attached to barn)  | 1            |             | D     | 2021       | 2021     | 4          | A  |           | 0.85 |          | 12'x20'         | \$1,292   | 6%       | \$1,210       | 0%      | 100% | 1.240 | 1.000 | 100.00 | 0.00   | 0.00   | \$1,500      |
| 9: Swimming Pool (R)         | 1            |             | C     | 2004       | 2004     | 21         | A  | \$32.57   | 0.85 | \$27.68  | 13'x36'         | \$15,032  | 65%      | \$5,260       | 50%     | 100% | 1.240 | 1.000 | 100.00 | 0.00   | 0.00   | \$3,300      |
| 10: Type 3 Barn              | 1            | T3AW        | C     | 2013       | 2013     | 12         | A  | \$20.07   | 0.85 |          | 32' x 32' x 10' | \$20,709  | 25%      | \$15,530      | 25%     | 100% | 1.000 | 1.000 | 100.00 | 0.00   | 0.00   | \$11,600     |
| 11: Type 3 Barn              | 1            | T3AW        | C     | 2016       | 2016     | 9          | A  | \$20.97   | 0.85 |          | 24' x 36' x 12' | \$14,901  | 20%      | \$11,920      | 25%     | 100% | 1.000 | 1.000 | 0.00   | 100.00 | 0.00   | \$8,900      |

| Exterior Features |      |       | Specialty Plumbing |       |       |
|-------------------|------|-------|--------------------|-------|-------|
| Description       | Area | Value | Description        | Count | Value |

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 |
|------------------|--------------|-------------|-------|------------|----------|---------------|-----------|------|----------|--------|-----|----------|---------------|---------|------|-------|-------|-------|--------|-------|--------------|
| 12: Utility Shed | 1            | SV          | C     | 2001       | 2001     | 24 A          |           | 0.85 |          | 8'x12' |     | 55%      |               | 0%      | 100% | 1.240 | 1.000 | 0.00  | 100.00 | 0.00  | \$0          |

