

89-13-16-000-311.001-001

BLACKWELL, CHRIS L & SHERR

6045 S CENTERVILLE RD

101, Cash Grain/General Farm

ABINGTON-915002 (001)/91

1/2

General Information

Parcel Number
89-13-16-000-311.001-001
Local Parcel Number
36-16-000-311.010-01

Tax ID:
001-00356-01

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)
6045 S CENTERVILLE RD
CENTERVILLE, IN 47330

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2027

Ownership

BLACKWELL, CHRIS L & SHERRY Y
6045 S CENTERVILLE RD
CENTERVILLE, IN 47330

Legal

PT SW SEC 16-15-14 13.155A



Transfer of Ownership

Date
01/01/1900
Owner
BLACKWELL, CHRIS
Doc ID
Code
Book/Page
Adj Sale Price
V/I

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

Table with 7 columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Valuation (Land, Improvement, Total).

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

Table with 15 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.

Notes

5/11/2022 Misc: 2023 GENERAL REVALUATION
5/22/2018 Misc: 2019: GENERAL REVALUATION PHASE 1: ADD 72 LAND TYPE, REMOVE DET GAR 5/16/18
10/29/2014 : 2015: ADD T3 BARN PER F/C ON 04-15-14

Land Computations

Table with 2 columns: Description (Calculated Acreage, Actual Frontage, etc.) and Value (13.16, 0, etc.).

Data Source External Only

Collector 06/30/2022 Nexus

Appraiser 07/22/2022 Nexus

Total Value \$26,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 3/4
Style N/A
Finished Area 3240 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	740	\$13,000
Porch, Open Frame	450	\$20,300

Plumbing

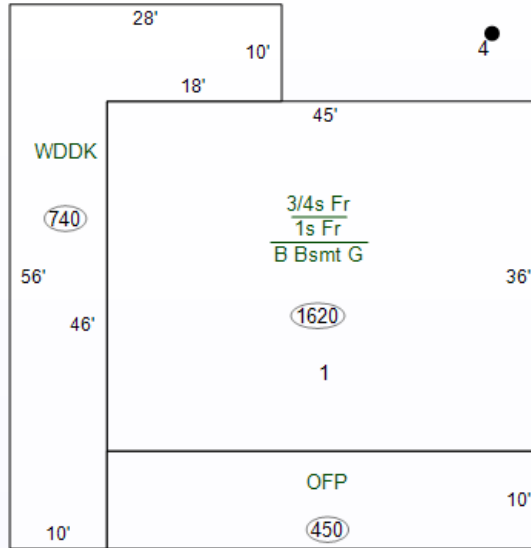
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1620	1620	\$142,100	
2				
3				
4				
1/4				
1/2				
3/4 1Fr	1620	1620	\$64,500	
Attic				
Bsmt	1620	0	\$47,600	
Crawl				
Slab				

Total Base \$254,200

Adjustments 1 Row Type Adj. x 1.00 \$254,200

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:1620 3/4:1620 \$6,900
 No Elec (-) \$0
 Plumbing (+ / -) 12 - 5 = 7 x \$800 \$5,600
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$266,700

Sub-Total, 1 Units

Exterior Features (+) \$33,300 \$300,000
 Garages (+) 650 sqft \$7,200 \$307,200
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.85
Replacement Cost \$261,120

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 3/4	Wood Fr	C	2001	2001	24 A		0.85		4,860 sqft	\$261,120	22%	\$203,670	0%	100%	1.240	1.000	100.00	0.00	0.00	\$252,600
2: Lean-To	1	SV	D	2001	2001	24 A		0.85		14'x20' x 6'		45%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
3: Type 3 Barn	1	T3AW	C	2014	2014	11 A	\$14.64	0.85		50' x 70' x 16'	\$34,436	25%	\$25,830	0%	100%	1.000	1.000	100.00	0.00	0.00	\$25,800
4: Utility Shed	1	SV	D	2001	2001	24 A		0.85				55%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0