

89-13-16-000-311.002-001

TROUTWINE, LORI J

5829 MEEK RD

511, 1 Family Dwell - Unplatted (0 to 9.9

ABINGTON-915002 (001)/91

1/2

General Information

Parcel Number
89-13-16-000-311.002-001

Local Parcel Number
36-16-000-311.020-01

Tax ID:
001-00356-02

Routing Number

Ownership

TROUTWINE, LORI J
5829 MEEK RD
CENTERVILLE, IN 47330

Legal

LOT 2 & 3 PT ND SW SEC 16-15-14 10A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/07/2019	TROUTWINE, LORI J	2019007994	WD	/	\$300,000	V
10/07/2019	STEGNER, CHAD	2019007993	WD	/	\$0	I
01/01/1900	STEGNER, CHAD J &		CO	/		I

Notes

5/18/2022 Misc: 2023 GENERAL REVALUATION

10/13/2020 Misc: 2021 NEW CONSTRUCTION: ADD INGOUND POOL AND CONCP

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)
ABINGTON TOWNSHIP

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 915002-001
ABINGTON-915002 (001)

Section/Plat
3616000

Location Address (1)
5829 MEEK RD
CENTERVILLE, IN 47330

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$50,200	Land	\$50,200	\$43,600	\$39,100	\$39,100	\$39,100
\$19,200	Land Res (1)	\$19,200	\$16,700	\$15,000	\$15,000	\$15,000
\$31,000	Land Non Res (2)	\$31,000	\$26,900	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$24,100	\$24,100	\$24,100
\$325,100	Improvement	\$325,100	\$292,400	\$265,400	\$274,500	\$254,300
\$325,100	Imp Res (1)	\$325,100	\$292,400	\$254,300	\$260,300	\$241,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$11,100	\$14,200	\$13,000
\$375,300	Total	\$375,300	\$336,000	\$304,500	\$313,600	\$293,400
\$344,300	Total Res (1)	\$344,300	\$309,100	\$269,300	\$275,300	\$256,300
\$31,000	Total Non Res (2)	\$31,000	\$26,900	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$35,200	\$38,300	\$37,100

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

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
9	A		0	1.000000	1.00	\$19,200	\$19,200	\$19,200	0%	1.0000	100.00	0.00	0.00	\$19,200
91	A		0	4.000000	1.00	\$4,500	\$4,500	\$18,000	0%	1.0000	0.00	100.00	0.00	\$18,000
91	A		0	4.810000	1.00	\$4,500	\$4,500	\$21,645	-40%	1.0000	0.00	100.00	0.00	\$12,990
82	A		0	0.190000	1.00	\$2,390	\$2,390	\$454	-100%	1.0000	0.00	0.00	100.00	\$0

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.19
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	8.81
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	\$31,000
Supp. Page Land Value	
CAP 1 Value	\$19,200
CAP 2 Value	\$31,000
CAP 3 Value	\$0
Total Value	\$50,200

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source Aerial

Collector 03/16/2022 ls

Appraiser 05/18/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2 1/2
Style	N/A
Finished Area	2848 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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 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
Porch, Open Frame	349	\$15,600
Wood Deck	328	\$6,700

Plumbing

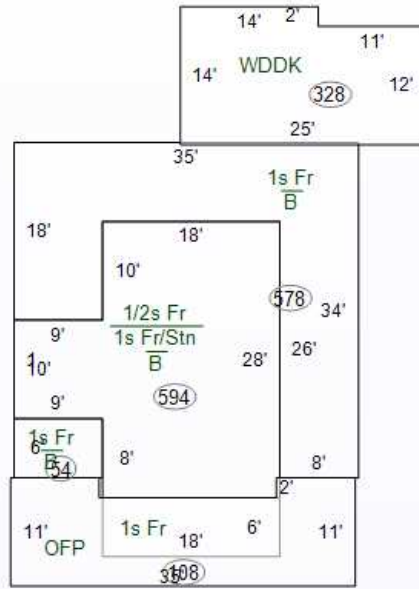
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

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

Heat Type

Central Warm Air



2

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1226	1226	\$121,400	
2	1Fr	108	108	\$17,300	
3					
4					
1/4					
1/2	1Fr	594	594	\$29,800	
5					
3/4					
Attic					
3	Bsmt	1226	920	\$76,100	
	Crawl				
	Slab				

Total Base \$244,600

Adjustments 1 Row Type Adj. x 1.00 \$244,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1226 2:108	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$253,000

Sub-Total, 1 Units

Exterior Features (+)	\$22,300	\$275,300
Garages (+) 0 sqft	\$0	\$275,300
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$257,406

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	C+2	2000	2015	10 A		0.85		3,154 sqft	\$257,406	9%	\$234,240	0%	100%	1.240	1.000	100.00	0.00	0.00	\$290,500
2: Detached Garage/Boat H	1	Wood Fr	C	2002	2002	23 A	\$38.62	0.85	\$32.83	24'x32'	\$25,211	22%	\$19,660	0%	100%	1.240	1.000	100.00	0.00	0.00	\$24,400
3: Patio (free standing)	1	SV	C	2020	2020	5 A		0.85		10'x39'		4%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
4: Patio (free standing) 02	1	SV	C	2020	2020	5 A		0.85		10'x10'		4%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
5: Pool, In Ground	1		C	2020	2020	5 A	\$56.32	0.85	\$47.87	13'x31'	\$19,292	15%	\$16,400	50%	100%	1.240	1.000	100.00	0.00	0.00	\$10,200