

General Information

Parcel Number 89-13-17-000-426.000-001
Local Parcel Number 36-17-000-426.000-01

Tax ID: 001-00452-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township ABINGTON TOWNSHIP
District 001 (Local 001)
School Corp 8360
Neighborhood 915001-001
Section/Plat 3617000
Location Address (1) 5950 S CENTERVILLE RD

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

FRAME, RICK L & SUSAN K JOI
5950 S CENTERVILLE RD
CENTERVILLE, IN 47330

Legal

SE D SE 17-15-14 18.533A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/04/2018 to 01/01/1900.

Notes

5/20/2022 Misc: 2023 GENERAL REVAL
11/2/2021 Misc: 2022 PERMIT # 21-006: ADDED NEW 36X52 POLE BARN...

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).

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 9 through 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (18.53), Actual Frontage (0), Parcel Acreage (18.53), Total Acres Farmland (17.41), Total Value (\$48,100).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2 1/2
Style	N/A
Finished Area	1424 sqft
Make	

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
Porch, Open Frame	128	\$7,500
Patio, Concrete	320	\$2,400

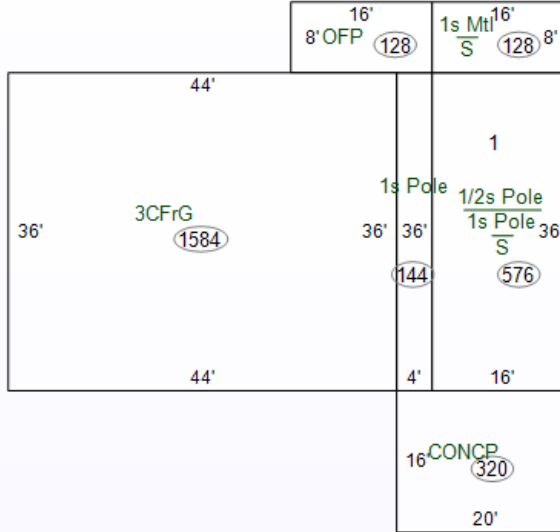
Plumbing

#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	4 8

Accommodations

Bedrooms	1
Living Rooms	1
Dining Rooms	
Family Rooms	
Total Rooms	2

Heat Type



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1PI	704	704	\$80,600	
2	1PI	144	144	\$19,400	
3					
4					
1/4					
1/2	1PI	576	576	\$28,900	
3/4					
Attic					
Bsmt					
Crawl					
Slab		704	0	\$0	
				Total Base	\$128,900

Adjustments

1 Row Type Adj. x 1.00		\$128,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:704 2:144	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$136,100

Sub-Total, 1 Units

Exterior Features (+)	\$9,900	\$146,000
Garages (+) 1584 sqft	\$52,200	\$198,200
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85
Replacement Cost		\$134,776

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: Single-Family	2 1/2	Pole	D	2019	2019	6	A		0.85		1,424 sqft	\$134,776	8%	\$123,990	0%	100%	1.140	1.000	100.00	0.00	0.00	\$141,300
2: Barn, Pole (T3)	1	T3AW	C	2021	2021	4	A	\$17.37	0.85		36' x 50' x 10'	\$20,051	10%	\$18,050	0%	100%	1.000	1.000	100.00	0.00	0.00	\$18,100
3: Lean-To	1	Concrete	D	2019	2019	6	A	\$7.91	0.85		10'x32' x 6'	\$1,721	15%	\$1,460	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
4: Lean-To 02	1	Earth Flo	D	2019	2019	6	A	\$4.69	0.85		10'x32' x 8'	\$1,021	15%	\$870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900
5: Type 3 Barn	1	T3AW	D	1920	1920	105	A	\$21.61	0.85		24' x 32' x 8'	\$8,391	65%	\$2,940	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,900
6: Type 3 Barn	1	T31SO	E	2019	2019	6	A	\$25.77	0.85		10' x 16' x 6'	\$918	15%	\$780	0%	100%	1.000	1.000	0.00	100.00	0.00	\$800