General Information

Parcel Number
89-13-19-000-102.000-001

Local Parcel Number
36-19-000-102.000-01

Tax ID:
001-00320-00

Routing Number

Property Class 100
Vacant Land

Year: 2023

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
3619000

Location Address (1)
MERKAMP RD
CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2023

Ownership

WALTHER, MATTHEW D & MICHELL
6957 PHILOMATH RD
CENTERVILLE, IN 47330

Legal

PT NW SEC 19-15-14 39.581A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	WALTHER, MATTHE		CO	/	$0	I

Notes

7/13/2022 Misc: 2023 GENERAL REVAL

Agricultural

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$62,300	**Land**	**$62,300**	**$49,200**	**$42,300**	**$42,000**	**$51,100**
$0	Land Res (1)	$0	$0	$0	$0	$0
$62,300	Land Non Res (2)	$62,300	$49,200	$42,300	$42,000	$51,100
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$0	**Improvement**	**$0**	**$0**	**$0**	**$0**	**$0**
$0	Imp Res (1)	$0	$0	$0	$0	$0
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$62,300	**Total**	**$62,300**	**$49,200**	**$42,300**	**$42,000**	**$51,100**
$0	Total Res (1)	$0	$0	$0	$0	$0
$62,300	Total Non Res (2)	$62,300	$49,200	$42,300	$42,000	$51,100
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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. %	Res Elig %	Market Factor	Value
4	A	CRA	0	14.540000	1.02	$1,900	$1,938	$28,179	0%	0%	1.0000	$28,180
4	A	CRB	0	11.191000	0.89	$1,900	$1,691	$18,924	0%	0%	1.0000	$18,920
4	A	SUB3	0	9.030000	0.77	$1,900	$1,463	$13,211	0%	0%	1.0000	$13,210
5	A	CRA	0	0.180000	1.02	$1,900	$1,938	$349	-60%	0%	1.0000	$140
5	A	CRB	0	0.290000	0.89	$1,900	$1,691	$490	-60%	0%	1.0000	$200
5	A	SUB3	0	1.260000	0.77	$1,900	$1,463	$1,843	-60%	0%	1.0000	$740
6	A	CRB	0	0.230000	0.89	$1,900	$1,691	$389	-80%	0%	1.0000	$80
6	A	SUB3	0	2.860000	0.77	$1,900	$1,463	$4,184	-80%	0%	1.0000	$840

Data Source Aerial **Collector** 06/02/2022 bb **Appraiser** 06/02/2022 Nexus

Land Computations

Calculated Acreage	39.58
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	39.58
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	39.58
Farmland Value	$62,310
Measured Acreage	39.58
Avg Farmland Value/Acre	1574
Value of Farmland	$62,300
Classified Total	$0
Farm / Classifed Value	$62,300
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$62,300
CAP 3 Value	$0
Total Value	**$62,300**