89-13-19-000-102.000-001 | **WALTHER, MATTHEW D & MICH** | **MERKAMP RD** | **100, Vacant Land** | **ABINGTON-915001 (001)/91**

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: 2025

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 Friday, May 16, 2025

Review Group 2027

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	/		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)

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
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	☑	☐	☐	☐	☐
$69,500	**Land**	**$69,500**	**$78,400**	**$74,800**	**$62,300**	**$49,200**
$0	Land Res (1)	$0	$0	$0	$0	$0
$69,500	Land Non Res (2)	$69,500	$78,400	$74,800	$62,300	$49,200
$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
$69,500	**Total**	**$69,500**	**$78,400**	**$74,800**	**$62,300**	**$49,200**
$0	Total Res (1)	$0	$0	$0	$0	$0
$69,500	Total Non Res (2)	$69,500	$78,400	$74,800	$62,300	$49,200
$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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
4	A	CRA	0	14.540000	1.02	$2,120	$2,162	$31,435	0%	1.0000	0.00	100.00	0.00	$31,440
4	A	CRB	0	11.191000	0.89	$2,120	$1,887	$21,117	0%	1.0000	0.00	100.00	0.00	$21,120
4	A	SUB3	0	9.030000	0.77	$2,120	$1,632	$14,737	0%	1.0000	0.00	100.00	0.00	$14,740
5	A	CRA	0	0.180000	1.02	$2,120	$2,162	$389	-60%	1.0000	0.00	100.00	0.00	$160
5	A	CRB	0	0.290000	0.89	$2,120	$1,887	$547	-60%	1.0000	0.00	100.00	0.00	$220
5	A	SUB3	0	1.260000	0.77	$2,120	$1,632	$2,056	-60%	1.0000	0.00	100.00	0.00	$820
6	A	CRB	0	0.230000	0.89	$2,120	$1,887	$434	-80%	1.0000	0.00	100.00	0.00	$90
6	A	SUB3	0	2.860000	0.77	$2,120	$1,632	$4,668	-80%	1.0000	0.00	100.00	0.00	$930

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	$69,520
Measured Acreage	39.58
Avg Farmland Value/Acre	1756
Value of Farmland	$69,500
Classified Total	$0
Farm / Classifed Value	$69,500
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$69,500
CAP 3 Value	$0
Total Value	**$69,500**