

General Information

Parcel Number 89-13-19-000-309.000-001
Local Parcel Number 36-19-000-309.000-01

Tax ID: 001-00298-00

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 915001-001 ABINGTON-915001 (001)
Section/Plat 3619000
Location Address (1) 6957 PHILOMATH RD CENTERVILLE, IN 47330

Ownership

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

Legal

PT SW 19-15-14 20A, 35A, 47.32A & 62.50A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 10/12/2023 to 01/01/1900.

Notes

10/8/2024 SPLIT/COMBINE/ETC: 2025 A/C #8559 IMPROVEMENT ON LEASED GROUND; MOVE IMPROVEMENT FROM 001-00298-01; 2024006919 RELEASE THE EASEMENT & AGREEMENT FOR THE IMPROVEMENT & RETIRE 10/03/2024 - JKB



Agricultural

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). Rows show valuation data for years 2022-2025.

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 show land data for various parcels.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard []

Public Utilities Electricity ERA []

Streets or Roads Paved TIF []

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 10/03/2024 PLAT

Appraiser 10/08/2024 jb

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (164.82), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (3.07), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (-4.07), Farmland Value (\$355,980), Measured Acreage (160.75), Avg Farmland Value/Acre (2214), Value of Farmland (\$9,010), Classified Total (\$0), Farm / Classified Value (\$9,000), Homesite(s) Value (\$19,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$9,000), CAP 3 Value (\$0), Total Value (\$10,200).

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
6	A	FCA	0	0.090000	1.11	\$2,390	\$2,653	\$239	-80%	1.0000	0.00	100.00	0.00	\$50
6	A	RSB2	0	0.050000	0.98	\$2,390	\$2,342	\$117	-80%	1.0000	0.00	100.00	0.00	\$20
71	A	CRB	0	3.060000	0.89	\$2,390	\$2,127	\$6,509	-40%	1.0000	0.00	100.00	0.00	\$3,910
71	A	MNC	0	4.100000	0.81	\$2,390	\$1,936	\$7,938	-40%	1.0000	0.00	100.00	0.00	\$4,760
71	A	RSB2	0	0.050000	0.98	\$2,390	\$2,342	\$117	-40%	1.0000	0.00	100.00	0.00	\$70
71	A	SH	0	1.410000	1.11	\$2,390	\$2,653	\$3,741	-40%	1.0000	0.00	100.00	0.00	\$2,240
82	A		0	3.070000	1.00	\$2,390	\$2,390	\$7,337	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2956 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
Porch, Open Frame	288	\$14,000
Patio, Concrete	488	\$3,700

Plumbing

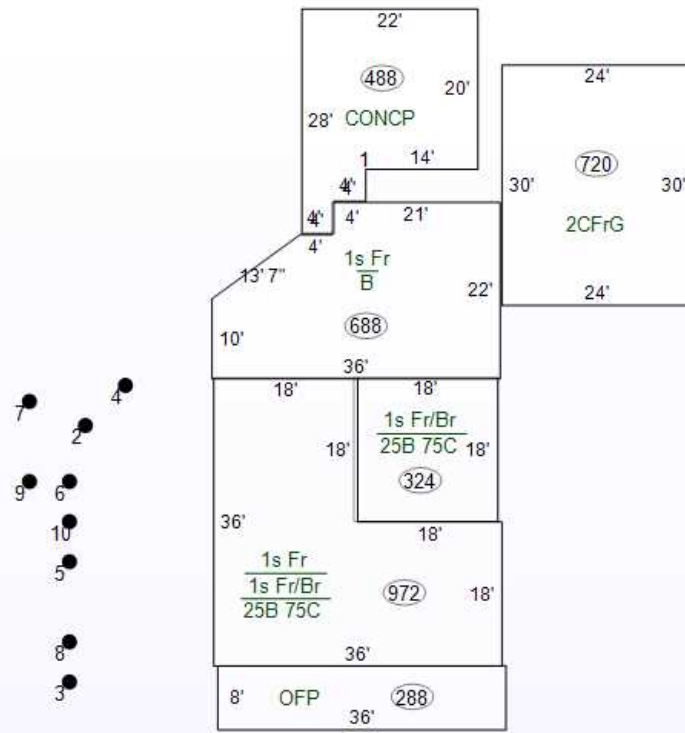
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1984	1984	\$167,700	
2 1Fr	972	972	\$51,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1012	0	\$34,600	
Crawl	972	0	\$7,500	
Slab				

Total Base \$261,000

Adjustments 1 Row Type Adj. x 1.00 \$261,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1984 2:972	\$7,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$270,400

Sub-Total, 1 Units

Exterior Features (+)	\$17,700	\$288,100
Garages (+) 720 sqft	\$27,500	\$315,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$254,847

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	1/6 Maso	C-1	1900	1975	50	G		0.85		3,968 sqft	\$254,847	30%	\$178,390	0%	100%	1.140	1.000	100.00	0.00	0.00	\$203,400
2: Barn, Pole (T3)	1	T31SO	D	1900	1900	125	A	\$25.10	0.85		10' x 18' x 8'	\$2,183	65%	\$760	0%	100%	1.000	1.000	0.00	100.00	0.00	\$800
3: Detached Garage/Boat H	1	Wood Fr	C	1999	1999	26	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	24%	\$18,530	0%	100%	1.140	1.000	100.00	0.00	0.00	\$21,100
4: Lean-To	1	Concrete	C	1989	1989	36	A	\$8.80	0.85		16'x60' x 8'	\$7,181	55%	\$3,230	0%	100%	1.000	1.000	0.00	0.00	100.00	\$3,200
5: Milk House	1	D	D	1971	1971	54	A	\$24.21	0.85		20'x25'	\$8,231	65%	\$2,880	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,400
6: Milking Parlor	1	D	D	1971	1971	54	A	\$24.34	0.85		20'x26'	\$8,607	65%	\$3,010	50%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
7: Steel Grain Bin	1	C	C	1978	1978	47	A		0.85		27' x 18'	\$21,465	65%	\$7,510	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,500
8: Type 3 Barn	1	T3AW	D	1965	1965	60	A	\$17.90	0.85		40' x 40' x 12'	\$15,290	65%	\$5,350	0%	100%	1.000	1.000	0.00	100.00	0.00	\$5,400
9: Type 3 Barn	1	T3AW	C	1989	1989	36	A	\$15.65	0.85		45' x 60' x 14'	\$28,181	55%	\$12,680	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,700
10: Type 3 Barn	1	T31SO	C	1967	1967	58	A	\$15.60	0.85		24' x 64' x 8'	\$14,633	65%	\$5,120	0%	100%	1.000	1.000	0.00	100.00	0.00	\$5,100

General Information

Occupancy Barn, Pole (T3)
Description Barn, Pole (T3) (1032
Story Height 0
Style N/A
Finished Area
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
Specialty Plumbing		

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base

Adjustments

Row Type Adj.
 Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade)

Location Multiplier 0.85

Replacement Cost \$100,176

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: Barn, Pole (T3) (10320sqft	1	T3AW	C	1971	2017	8 A	\$11.09	0.85		86' x 120' x 18'	\$100,176	20%	\$80,140	0%	100%	1.000	1.000	0.00	0.00	100.00	\$80,100