

General Information

Parcel Number 89-13-20-000-205.000-001
Local Parcel Number 36-20-000-205.000-01

Tax ID: 001-00451-00

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 3620000
Location Address (1) S CENTERVILLE RD CENTERVILLE, IN 47330

Ownership

FRAME, RICK L & SUSAN K JOINT R TRUST
5950 S CENTERVILLE RD
CENTERVILLE, IN 47330

Legal

PT NE SEC 20-15-14 80A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 1900 to 2018.

Notes

7/13/2022 Misc: 2023 GENERAL REVAL



Agricultural

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

Table with columns: Assessment Year (2025-2022), 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 Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (80.00), Actual Frontage (0), Developer Discount, Parcel Acreage (80.00), 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 (80.00), Farmland Value (\$110,410), Measured Acreage (80.00), Avg Farmland Value/Acre (1380), Value of Farmland (\$110,400), Classified Total (\$0), Farm / Classified Value (\$110,400), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$110,400), CAP 3 Value (\$0), Total Value (\$110,400).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2027

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 1-16 show land data for various lots.

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

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	RSB2	0	3.010000	0.98	\$2,390	\$2,342	\$7,049	-80%	1.0000	0.00	100.00	0.00	\$1,410
6	A	SH	0	11.120000	1.11	\$2,390	\$2,653	\$29,501	-80%	1.0000	0.00	100.00	0.00	\$5,900
6	A	SUC3	0	0.530000	0.68	\$2,390	\$1,625	\$861	-80%	1.0000	0.00	100.00	0.00	\$170
6	A	SUD3	0	6.140000	0.55	\$2,390	\$1,315	\$8,074	-80%	1.0000	0.00	100.00	0.00	\$1,610
6	A	WYB	0	0.730000	0.55	\$2,390	\$1,315	\$960	-80%	1.0000	0.00	100.00	0.00	\$190
6	A	WYC	0	0.080000	0.51	\$2,390	\$1,219	\$98	-80%	1.0000	0.00	100.00	0.00	\$20
6	A	WYD	0	5.680000	0.51	\$2,390	\$1,219	\$6,924	-80%	1.0000	0.00	100.00	0.00	\$1,380