

General Information

Parcel Number 89-13-20-000-411.001-001

Local Parcel Number 36-20-000-411.010-01

Tax ID: 001-00034-01

Routing Number

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

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) 5479 POTTERSHOP RD CENTERVILLE, IN 47330

Zoning

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

TAYLOR, BRANDI ELLEN & MICHAEL 5479 POTTERSHOP RD CENTERVILLE, IN 47330

Legal

PT SE SEC 20-15-14 1.00A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/23/2021 to 01/01/1900.

Notes

5/18/2022 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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 for Land Type 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.07), 83 UT Towers NV (0.00), 9 Homesite (0.93), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$18,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,900).

Data Source External Only

Collector 06/17/2022 Nexus

Appraiser 05/18/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1456 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
Wood Deck	300	\$6,300

**Plumbing**

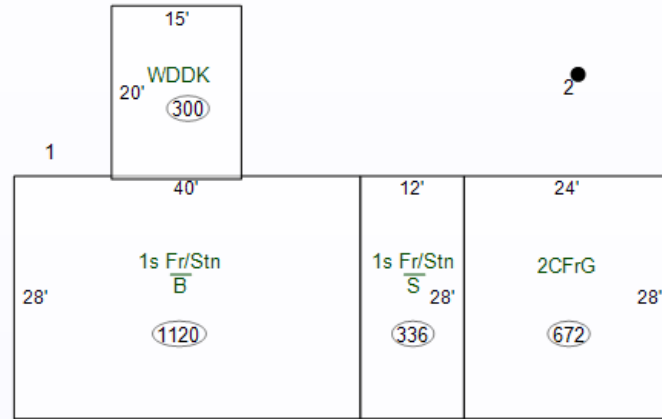
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
<b>Total</b>	<b>6</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1456	1456	\$134,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1120	0	\$37,500	
Crawl				
Slab	336	0	\$0	

**Total Base** \$171,600

**Adjustments** 1 Row Type Adj. x 1.00 \$171,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1456	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$183,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,300	\$189,600
Garages (+) 672 sqft	\$26,000	\$215,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$174,097</b>

**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	1	1/6 Maso	C-1	1960	1960	65 G		0.85		2,576 sqft	\$174,097	37%	\$109,680	0%	100%	1.140	1.000	100.00	0.00	0.00	\$125,000
2: Poultry House	1	SV	D	2000	2000	25 A		0.85		8'x10'		45%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
3: Utility Shed	1	SV	C	1988	1988	37 F		0.85		10'x15'		70%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0