

89-19-02-130-105.000-001

General Information

Parcel Number
89-19-02-130-105.000-001

Local Parcel Number
38-02-130-105.000-01

Tax ID:
001-00050-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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
3802130

Location Address (1)
6698 ABINGTON PIKE
CENTERVILLE, IN 47330

Zoning
ZO01 Residential

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

CARLIN, DANNY

Ownership

CARLIN, DANNY
6698 ABINGTON PIKE
CENTERVILLE, IN 47330

Legal

54 1/3 FT S 1/2 LOT 34 N 1/2 LOT 34 100 2/3 FT W
END S 1/2 LOT 34 & PT VAC ALLEY



6698 ABINGTON PIKE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/06/2023	CARLIN, DANNY	2023004223	RR	/		
05/08/2023	CARLIN, DANNY	2023003392	QC	/		
05/08/2023	CARLIN, JAMIE M	2023003391	SA	/		
05/08/2013	CARLIN, TERRY J	2013004104	QC	/		
01/01/1900	CARLIN, CHARLES J	2013004104	QC	/		

ABINGTON-915001 (001)/91 1/2

Notes

5/17/2022 Misc: 2023 GENERAL REVALUATION

5/11/2018 Misc: 2019: GENERAL REVALUATION
PHASE 1: CHANGE UTIL SHED GRADE AND
COND 5/8/18

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	☐	☐	☐	☐	☐
\$9,600	Land	\$9,600	\$8,400	\$7,500	\$7,500	\$7,500
\$9,600	Land Res (1)	\$9,600	\$8,400	\$7,500	\$7,500	\$7,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$42,700	Improvement	\$42,700	\$39,800	\$35,900	\$36,900	\$34,000
\$42,700	Imp Res (1)	\$42,700	\$39,800	\$35,900	\$36,300	\$33,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$600	\$600
\$52,300	Total	\$52,300	\$48,200	\$43,400	\$44,400	\$41,500
\$52,300	Total Res (1)	\$52,300	\$48,200	\$43,400	\$43,800	\$40,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$600	\$600

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
9	A		0	0.250000	2.00	\$19,200	\$38,400	\$9,600	0%	1.0000	100.00	0.00	0.00	\$9,600

Land Computations

Calculated Acreage	0.25
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.25
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.25
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	\$9,600
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$9,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,600

Data Source External Only

Collector 07/07/2022 Nexus

Appraiser 08/01/2022 Nexus

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

560 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☒ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Patio, Concrete

260

\$1,900

Porch, Enclosed Frame

168

\$12,800

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

2

Living Rooms

1

Dining Rooms

1

Family Rooms

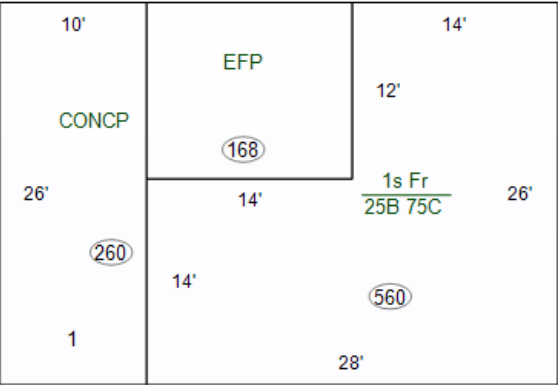
0

Total Rooms

5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	560	560	\$68,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		140	0	\$17,300	
Crawl		420	0	\$5,300	
Slab					
				Total Base	\$91,000
Adjustments				1 Row Type Adj. x 1.00	\$91,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$95,500
				Sub-Total, 1 Units	
Exterior Features (+)				\$14,700	\$110,200
Garages (+) 0 sqft				\$0	\$110,200
Quality and Design Factor (Grade)					0.80
				Location Multiplier	0.85
				Replacement Cost	\$74,936

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	Wood Fr	D	1900	1900	125	A		0.85		700 sqft	\$74,936	50%	\$37,470	0%	100%	1.140	1.000	100.00	0.00	0.00	\$42,700
2: Utility Shed	1	SV	E	1960	1960	65	F		0.85		12'x36'		70%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	1960	1960	65	A		0.85				65%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0