

89-19-02-310-103.000-001

PHENIS, JEREMY

4661 POTTERSHOP RD

510, 1 Family Dwell - Platted Lot

ABINGTON-915001 (001)/91

1/2

General Information

Parcel Number 89-19-02-310-103.000-001
Local Parcel Number 38-02-310-103.000-01

Tax ID: 001-00377-00

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 3802310

Location Address (1) 4661 POTTERSHOP RD CENTERVILLE, IN 47330

Zoning

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

Ownership

PHENIS, JEREMY
6745 ABINGTON PIKE
CENTERVILLE, IN 47330

Legal

LOT 64 & 69 & 16.5 FT VACATED ST N SIDE LOT 64



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

Table with 7 columns: Year, 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)

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

Table with 15 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

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Notes

5/12/2022 Misc: 2023 GENERAL REVALUATION
9/21/2021 Misc: 2022 SALES REVIEW

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$15,100

Data Source External Only

Collector 03/14/2022 ls

Appraiser 05/12/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1480 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	100	\$2,800
Porch, Enclosed Frame	36	\$4,800
Porch, Open Frame	91	\$6,300
Wood Deck	144	\$3,700
Canopy, Shed Type	80	\$800

Plumbing

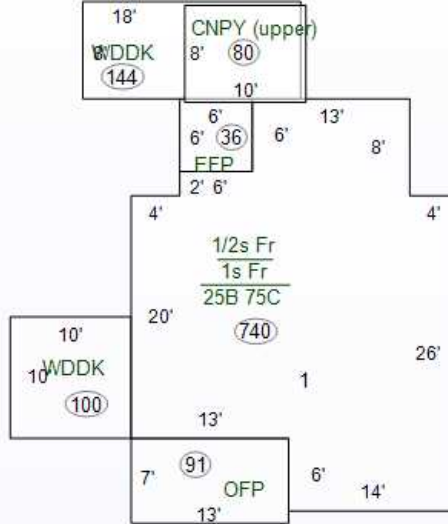
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 4
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	740	740	\$84,500	
2					
3					
4					
1/4					
1/2	1Fr	740	740	\$34,700	
3/4					
Attic					
Bsmt		185	0	\$17,700	
Crawl		555	0	\$6,000	
Slab					

Total Base \$142,900

Adjustments 1 Row Type Adj. x 1.00 \$142,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
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 \$142,900

Sub-Total, 1 Units

Exterior Features (+) \$18,400 \$161,300

Garages (+) 0 sqft \$0 \$161,300

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$123,395

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 1/2	Wood Fr	D+2	1920	1920	105	F		0.85		1,665 sqft	\$123,395	65%	\$43,190	0%	100%	1.140	1.000	100.00	0.00	0.00	\$49,200
2: Car Shed	1		D	2005	2005	20	A	\$34.96	0.85	\$22.69	16'x24'	\$8,715	40%	\$5,230	0%	100%	1.140	1.000	100.00	0.00	0.00	\$6,000
3: Detached Garage/Boat H	1	Wood Fr	C	1996	1996	29	A	\$41.04	0.85	\$31.34	24'x28'	\$21,060	24%	\$16,010	0%	100%	1.140	1.000	100.00	0.00	0.00	\$18,300
4: Lean-To 02	1	Earth Flo	D	1996	1996	29	A	\$4.69	0.85		14'x24' x 8'	\$1,072	50%	\$540	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500