

General Information

Parcel Number 89-19-02-310-208.000-001
Local Parcel Number 38-02-310-208.000-01

Tax ID: 001-00369-00

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 3802310

Location Address (1) 6891 ABINGTON PIKE BROWNSVILLE, IN 47325

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

Ownership

CLARK, JAMES R SR & THERESA D
6891 ABINGTON PIKE
BROWNSVILLE, IN 47325

Legal

PT SEC 2-12-2 1.04A INC LOTS 109, 110,119,120
& PT LOTS 121 & 122 MD LOTS 121 & 122 0.096A
5&10' VAC ALLEY



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

Date 01/01/1900 Owner CLARK, JAMES R SR

Doc ID Code Book/Page Adj Sale Price V/I

CO /

Res

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Notes

5/17/2022 Misc: 2023 GENERAL REVALUATION
5/11/2018 Misc: 2019: GENERAL REVALUATION
PHASE 1: ADD WDDK, CHANGE SFD GRADE
5/8/18

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 \$19,500

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1372 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
Stoop, Masonry	198	\$4,400
Canopy, Roof Extension	198	\$2,700
Wood Deck	180	\$4,100

Plumbing

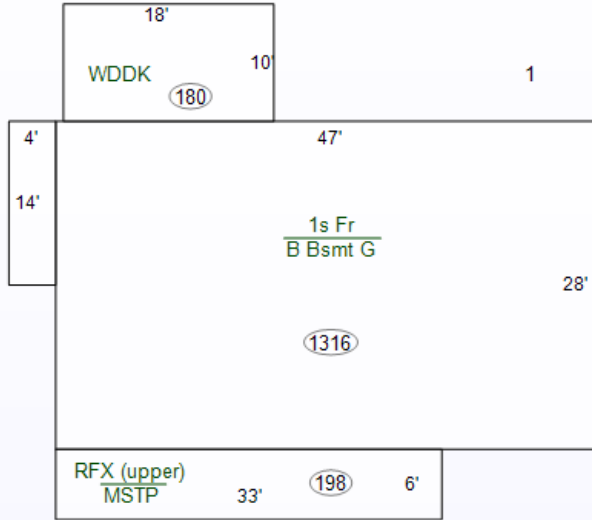
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1372	1372	\$127,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1316	0	\$41,900	
Crawl					
Slab		56	0	\$0	

Total Base \$169,800

Adjustments 1 Row Type Adj. x 1.00 \$169,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:500	\$6,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1372	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$190,800

Sub-Total, 1 Units

Exterior Features (+)	\$11,200	\$202,000
Garages (+) 200 sqft	\$3,500	\$205,500
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$165,941

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	Wood Fr	C-1	1965	1966	59	A		0.85		2,688 sqft	\$165,941	40%	\$99,560	0%	100%	1.140	1.000	100.00	0.00	0.00	\$113,500
2: Detached Garage/Boat H	1	Wood Fr	C	1979	1979	46	A	\$41.81	0.85	\$35.54	24'x26'	\$22,176	35%	\$14,410	0%	100%	1.140	1.000	100.00	0.00	0.00	\$16,400
3: Utility Shed	1	SV	C	1979	1979	46	A		0.85		8'x12'		65%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0