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: 2023

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	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2023

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

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	CLARK, JAMES R SR		CO	/	$0	I

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

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$15,200	**Land**	**$15,200**	**$15,200**	**$15,200**	**$15,200**	**$15,200**
$15,000	Land Res (1)	$15,000	$15,000	$15,000	$15,000	$15,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$200	Land Non Res (3)	$200	$200	$200	$200	$200
$107,800	**Improvement**	**$107,800**	**$109,100**	**$99,500**	**$99,500**	**$99,900**
$93,600	Imp Res (1)	$93,600	$94,700	$86,800	$86,800	$86,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$14,200	Imp Non Res (3)	$14,200	$14,400	$12,700	$12,700	$13,100
$123,000	**Total**	**$123,000**	**$124,300**	**$114,700**	**$114,700**	**$115,100**
$108,600	Total Res (1)	$108,600	$109,700	$101,800	$101,800	$101,800
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$14,400	Total Non Res (3)	$14,400	$14,600	$12,900	$12,900	$13,300

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. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$15,000	$15,000	$15,000	0%	100%	1.0000	$15,000
91	A		0	0.064000	1.00	$3,500	$3,500	$224	0%	0%	1.0000	$220
82	A	GE	0	0.090000	1.02	$1,900	$1,938	$174	-100%	0%	1.0000	$00

Data Source External Only **Collector** 07/07/2022 Nexus **Appraiser** 08/01/2022 Nexus

Land Computations

Calculated Acreage	1.15
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.15
81 Legal Drain NV	0.00
82 Public Roads NV	0.09
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.06
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 / Classifed Value	$0
Homesite(s) Value	$15,000
91/92 Value	$200
Supp. Page Land Value	
CAP 1 Value	$15,000
CAP 2 Value	$0
CAP 3 Value	$200
Total Value	**$15,200**

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

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

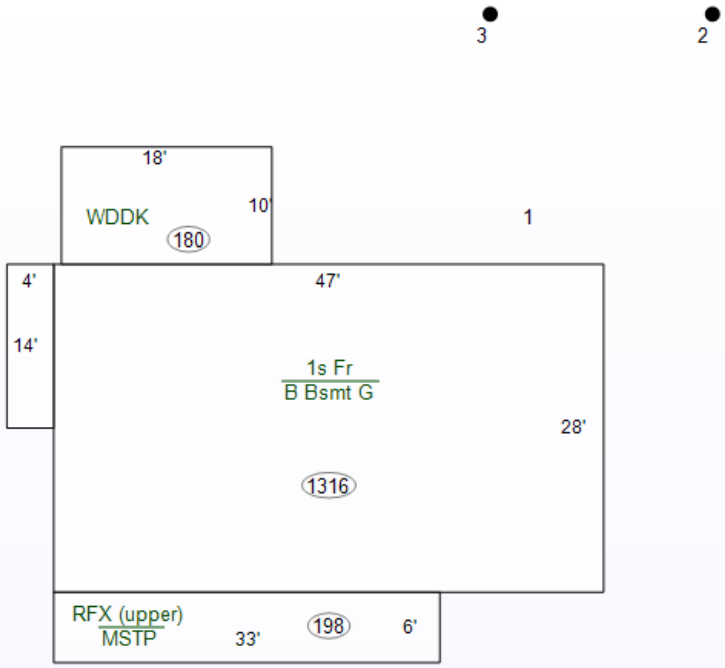
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Stoop, Masonry	198	$3,400
Canopy, Roof Extension	198	$2,000
Wood Deck	180	$3,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1372	1372	$97,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1316	0	$31,800	
Crawl					
Slab		56	0	$0	
				Total Base	$128,900
Adjustments				**1 Row Type Adj. x 1.00**	$128,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)				2:500	$4,500
Loft (+)					$0
Fireplace (+)				MS:1 MO:2	$8,000
No Heating (-)					$0
A/C (+)				1:1372	$3,500
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $800	$2,400
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$147,300
				Sub-Total, 1 Units	
Exterior Features (+)				$8,600	$155,900
Garages (+) 200 sqft				$2,700	$158,600
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.87
				Replacement Cost	$131,083

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	C-1	1965	1966	57	A		0.87		2,688 sqft	$131,083	40%	$78,650	0%	100%	1.190	1.0000	$93,600
2: Detached Garage/Boat	0%	1	Wood Frame	C	1979	1979	44	A	$31.48	0.87	$27.39	24'x26'	$17,090	30%	$11,960	0%	100%	1.190	1.0000	$14,200
3: Utility Shed	0%	1	SV	C	1979	1979	44	A		0.87		8'x12'		65%		0%	100%	1.190	1.0000	$0