

89-19-03-000-408.000-001

General Information

Parcel Number
89-19-03-000-408.000-001

Local Parcel Number
38-03-000-408.000-01

Tax ID:
001-00410-00

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 915002-001
ABINGTON-915002 (001)

Section/Plat
3803000

Location Address (1)
4809 POTTERSHOP RD
CENTERVILLE, IN 47330

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 Tuesday, April 29, 2025

Review Group 2027

NORRIS, JENNIFER & DYLAN

Ownership

NORRIS, JENNIFER & DYLAN
4809 POTTERSHOP RD
CENTERVILLE, IN 47330

Legal

5 DIV FRACT SEC 3-12-2 1A



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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	STRUCT ADJ	AA	STRUCT ADJ
02/19/2025	As Of Date	04/22/2025	04/17/2024	02/08/2024	04/20/2023	02/08/2024
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Other (external)	Indiana Cost Mod	Other (external)
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☒	☐	☒
\$19,200	Land	\$19,200	\$16,700	\$15,000	\$15,000	\$15,000
\$19,200	Land Res (1)	\$19,200	\$16,700	\$15,000	\$15,000	\$15,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$157,300	Improvement	\$157,300	\$141,400	\$127,200	\$182,400	\$127,200
\$157,300	Imp Res (1)	\$157,300	\$141,400	\$126,400	\$164,900	\$116,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$800	\$17,500	\$10,800
\$176,500	Total	\$176,500	\$158,100	\$142,200	\$197,400	\$142,200
\$176,500	Total Res (1)	\$176,500	\$158,100	\$141,400	\$179,900	\$131,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$800	\$17,500	\$10,800

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	1.000000	1.00	\$19,200	\$19,200	\$19,200	0%	1.0000	100.00	0.00	0.00	\$19,200

4809 POTTERSHOP RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/02/2021	NORRIS, JENNIFER &	2021011788	WD	/	\$220,000	I
06/01/2021	RUSSELL, FRANCIS	2021005466	WD	/		I
06/15/2021	RUF, TARA N	2012004772	SW	/	\$46,500	I
02/15/2012	FEDERAL NATIONAL	2012001142	LW	/	\$131,396	I
01/06/2012	BAC HOME LOANS S	2012000117	SH	/	\$131,396	I
01/01/1900	KLEIN, SONNIE R & D	2012000117	SH	/	\$131,396	I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

ABINGTON-915002 (001)/91 1/2

Notes

2/8/2024 Correction: 2022-2024 CORRECTION OF ERROR BASED UPON SITE VISIT WITH TAXPAYER ON 02-07-2024

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
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	\$19,200
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$19,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,200

Data Source Owner

Collector 02/01/2024 ts

Appraiser 02/07/2024 gw

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1 1/2
StyleN/A
Finished Area2512 sqft
Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Wood Deck	260	\$5,400
Wood Deck	348	\$7,100

Plumbing

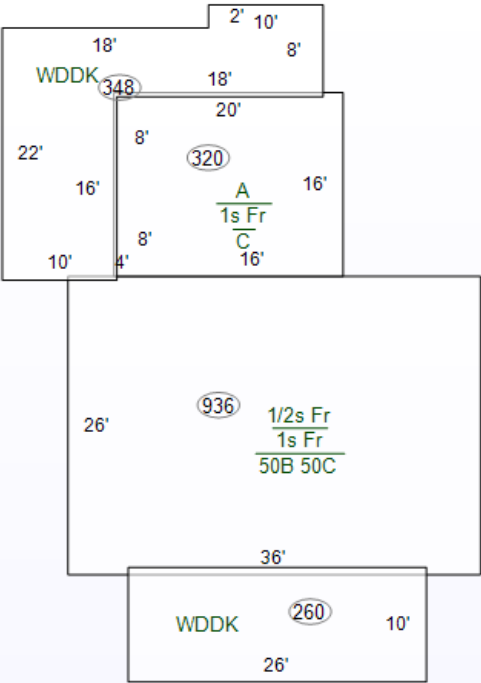
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1256	1256	\$121,000	
2					
3					
4					
1/4					
1/2	1Fr	936	936	\$39,400	
3/4					
Attic		320	320	\$10,600	
Bsmt		468	0	\$23,400	
Crawl		788	0	\$6,800	
Slab					

Total Base \$201,200

Adjustments 1 Row Type Adj. x 1.00 \$201,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	A:320 1:1256 1/2:936 \$5,800
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$210,200

Sub-Total, 1 Units

Exterior Features (+)	\$12,500	\$222,700
Garages (+) 0 sqft	\$0	\$222,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	
Replacement Cost	\$189,295	

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	C	1870	1970	55 A		0.85		2,980 sqft	\$189,295	40%	\$113,580	10%	100%	1.240	1.000	100.00	0.00	0.00	\$126,800
2: Barn, Pole (T3)	1	T3AW	C	2006	2006	19 F	\$21.44	0.85		24' x 33' x 8'	\$12,997	40%	\$7,800	0%	100%	1.240	1.000	100.00	0.00	0.00	\$9,700
3: Detached Garage/Boat H	1	Wood Fr	C	2006	2006	19 F	\$41.81	0.85	\$35.54	24'x24'	\$20,470	22%	\$15,970	0%	100%	1.240	1.000	100.00	0.00	0.00	\$19,800
4: Lean-To	1	Earth Flo	C	2006	2006	19 F	\$4.69	0.85		10'x32' x 8'	\$1,276	40%	\$770	0%	100%	1.240	1.000	100.00	0.00	0.00	\$1,000