

General Information

Parcel Number 89-19-03-240-102.000-001
Local Parcel Number 38-03-240-102.000-01

Tax ID: 001-00412-00

Routing Number

Property Class 101
Cash Grain/General Farm

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 3803240

Location Address (1)
4726 POTTERSHOP RD
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

Ownership

WHIRLEY, GARY D & CATHERINE E
4726 POTTERSHOP RD
CENTERVILLE, IN 47330

Legal

PT 2 & 3-12-2 4.42A (INCLUDING PT LOTS 6-7-8-17-53; LOTS 18-19-20-29-30-31-32-41-42-43-44-54)



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

5/11/2022 Misc: 2023 GENERAL REVALUATION

Agricultural

Land Computations

Table with columns for various land metrics: Calculated Acreage (4.42), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (4.42), 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 (3.42), Farmland Value (\$3,360), Measured Acreage (3.42), Avg Farmland Value/Acre (982), Value of Farmland (\$3,360), Classified Total (\$0), Farm / Classified Value (\$3,400), Homesite(s) Value (\$19,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$3,400), CAP 3 Value (\$0), Total Value (\$22,600).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1400 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	160	\$3,700
Wood Deck	240	\$5,400

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

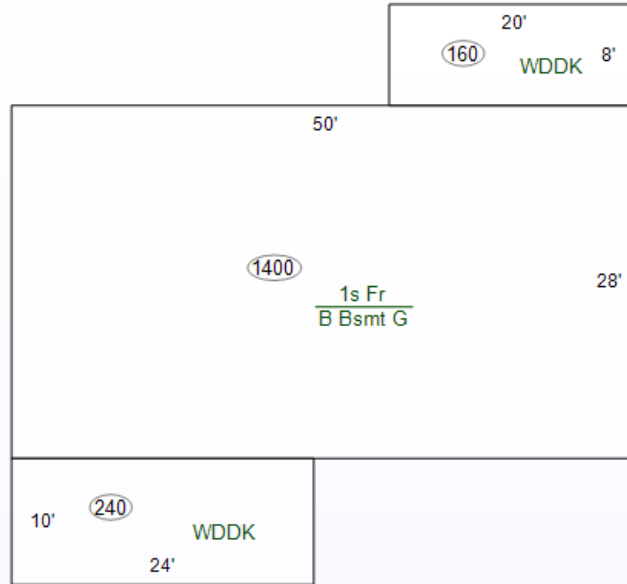
Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

2
3



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1400	1400	\$129,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1400	0	\$43,200	
Crawl				
Slab				

Total Base \$172,300

Adjustments 1 Row Type Adj. x 1.00 \$172,300

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 \$172,300

Sub-Total, 1 Units

Exterior Features (+)	\$9,100	\$181,400
Garages (+) 448 sqft	\$4,900	\$186,300
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$150,437

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	1980	1991	34	A		0.85		2,800 sqft	\$150,437	26%	\$111,320	0%	100%	1.240	1.000	100.00	0.00	0.00	\$138,000
2: Utility Shed	1	SV	D	1980	1980	45	F		0.85		8'x10'		70%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	1980	1980	45	P		0.85		8'x10'		80%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0