

General Information

Parcel Number 89-03-30-000-411.000-013
Local Parcel Number 06-30-000-411.000-08

Tax ID: 008-00082-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township GREENE TOWNSHIP
District 013 (Local 008)
School Corp 8375
Neighborhood 985073-008
Section/Plat 0630000
Location Address (1) 10304 N CENTERVILLE RD WILLIAMSBURG, IN 47393

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 2028

Ownership

CAMPBELL, JAMES L LIVING TRUST
10304 N CENTERVILLE RD
WILLIAMSBURG, IN 47393

Legal

PT SE SEC 30-18-14 4A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 03/22/2019 and 01/01/1900.

Notes

6/21/2023 Misc: 2024 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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

Table with 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. Rows 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.00), Actual Frontage (0), Developer Discount, Parcel Acreage (4.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.13), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.87), 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 (\$17,500), 91/92 Value (\$11,200), Supp. Page Land Value, CAP 1 Value (\$17,500), CAP 2 Value (\$11,200), CAP 3 Value (\$0), Total Value (\$28,700).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1400 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
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

**Exterior Features**

Description	Area	Value
Porch, Open Frame	160	\$8,300
Wood Deck	502	\$9,600

**Plumbing**

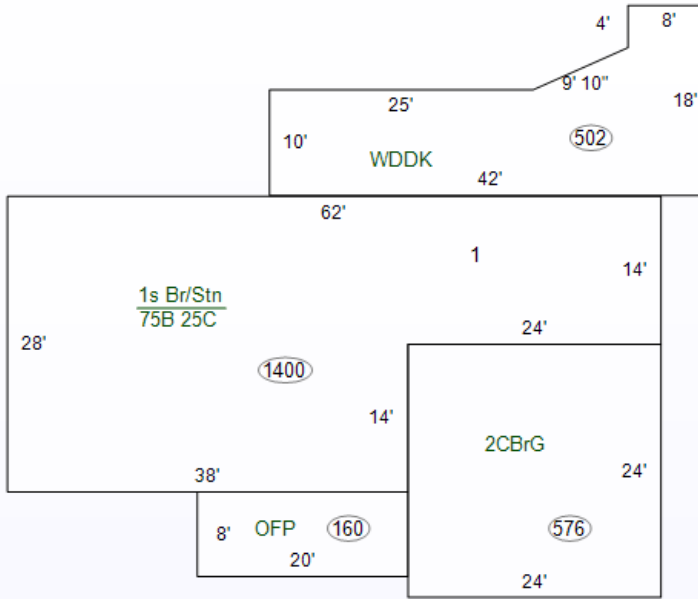
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	2	2
<b>Total</b>	5	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1400	1400	\$142,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1050	0	\$35,800	
Crawl		350	0	\$4,800	
Slab					

**Total Base** \$182,800

**Adjustments** 1 Row Type Adj. x 1.00 \$182,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$184,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$17,900	\$202,300
Garages (+) 576 sqft	\$25,800	\$228,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

**Replacement Cost** \$203,579

**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	Brick	C+1	1956	1956	69	A		0.85		2,450 sqft	\$203,579	42%	\$118,080	10%	100%	1.190	1.000	100.00	0.00	0.00	\$126,500