

General Information

Parcel Number 89-09-13-000-343.000-004

Local Parcel Number 30-13-000-343.000-03

Tax ID: 003-00384-00

Routing Number

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 004 (Local 003) CENTER TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934008-003 CENTER-934008 (003)

Section/Plat 3013000

Location Address (1) 8098 COLLEGE CORNER 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

GRIBBEN, ANDREW J & KURSTIE 8098 COLLEGE CORNER RD CENTERVILLE, IN 47330

Legal

LOT 3 CEDAR HILL ESTATES SEC 1 (3.077A)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/03/2021 to 01/01/1900.

Notes

4/17/2023 Misc: 2023 GENERAL REVALUATION 11/8/2021 Misc: 2022 SALES REVIEW



Res

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 (1-3) categories.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (3.07), Actual Frontage (0), Developer Discount, Parcel Acreage (3.07), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.10), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.97), 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 (\$21,800), 91/92 Value (\$13,000), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$13,000), CAP 3 Value (\$0), Total Value (\$34,800).

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 include details for Land Type 9, 91, and 82.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1612 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
Porch, Open Frame	80	\$5,300
Wood Deck	584	\$11,300

Plumbing

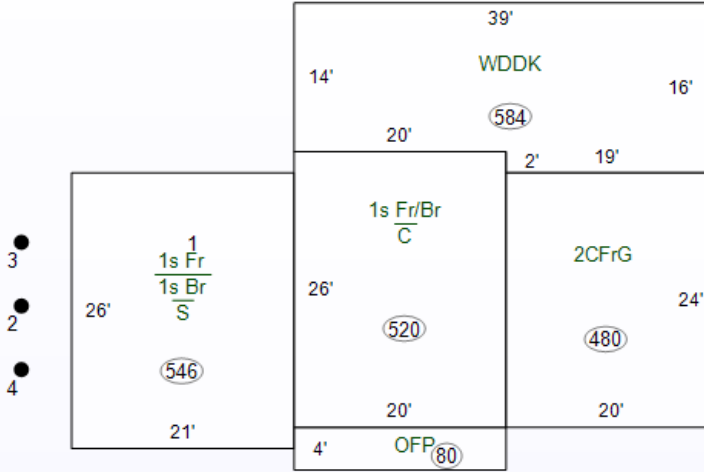
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	1066	1066	\$117,200	
2	1Fr	546	546	\$37,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		520	0	\$5,900	
Slab		546	0	\$0	
Total Base				\$160,100	

Adjustments

1 Row Type Adj. x 1.00	\$160,100
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1066 2:546 \$5,100
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$171,500

Sub-Total, 1 Units

Exterior Features (+)	\$16,600	\$188,100
Garages (+) 480 sqft	\$20,100	\$208,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$185,819

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	2	3/6 Maso	C+1	1978	1998	27	G		0.85		1,612 sqft	\$185,819	22%	\$144,940	0%	100%	1.270	1.000	100.00	0.00	0.00	\$184,100
2: Canopy (free standing)	1		C	2016	2016	9	A		0.85		9'x30'	\$2,975	8%	\$2,740	0%	100%	1.270	1.000	100.00	0.00	0.00	\$3,500
3: Patio (free standing)	1		C	2016	2016	9	A		0.85		9'x30'	\$1,700	8%	\$1,560	0%	100%	1.270	1.000	100.00	0.00	0.00	\$2,000
4: Type 3 Barn	1	T3AWI	C	2016	2016	9	A	\$21.94	0.85		30' x 45' x 10'	\$22,909	20%	\$18,330	0%	100%	1.270	1.000	100.00	0.00	0.00	\$23,300