

89-09-13-000-347.000-004

PROUTY, WILLIAM R. & ANNE M

7842 COLLEGE CORNER RD

510, 1 Family Dwell - Platted Lot

CENTER-934008 (003)/9340

General Information

Parcel Number 89-09-13-000-347.000-004
Local Parcel Number 30-13-000-347.000-03

Tax ID: 003-00350-00

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) 7842 COLLEGE CORNER RD CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

PROUTY, WILLIAM R. & ANNE M. HO
7842 COLLEGE CORNER RD
CENTERVILLE, IN 47330

Legal

LOT 7 CEDAR HILL ESTATES SEC 1 6.449A PT
LOT 6 CEDAR HILL ESTATES SEC 1 CONT 1.960A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/16/2020 and 01/01/1900.

Notes

9/18/2020 Misc: 2021: CHANGE COND TO GD AND ADD REC4 EFFECT AGE ON DWELLING PER F/C 9/15/20
9/6/2018 Misc: 2019: GENERAL REVALUATION PHASE 1: ADD 2 CONCP PATIOS, ADJUST SIZE OF WDDKS AND CONCP, ADD POOL 6/19/18

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.

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 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (8.41), Actual Frontage (0), Developer Discount, Parcel Acreage (8.41), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (7.24), 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 (\$39,200), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$39,200), CAP 3 Value (\$0), Total Value (\$61,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2379 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	112	\$2,800
Wood Deck	120	\$3,300
Porch, Enclosed Frame	480	\$25,700
Patio, Concrete	900	\$6,900
Stoop, Masonry	32	\$1,800
Wood Deck	417	\$7,900
Patio, Concrete	154	\$1,200
Patio, Concrete	252	\$1,900

Plumbing

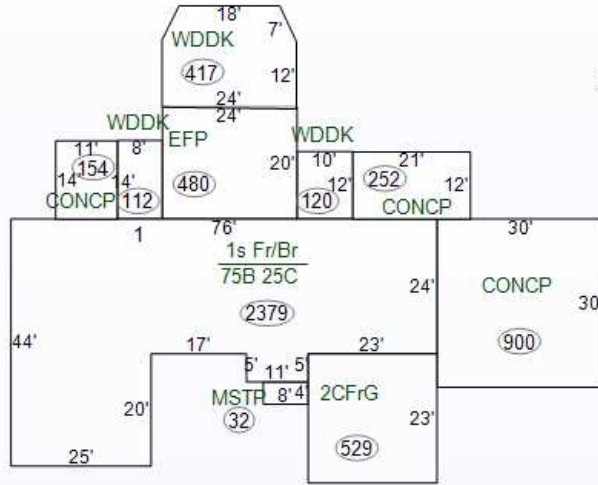
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	2379	2379	\$195,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1784	0	\$50,900	
Crawl	595	0	\$6,300	
Slab				

Total Base \$252,600

Adjustments 1 Row Type Adj. x 1.00 \$252,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1338	\$25,400
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2379	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$1,700
Elevator (+)		\$0

Sub-Total, One Unit \$293,300

Sub-Total, 1 Units

Exterior Features (+) \$51,500 \$344,800

Garages (+) 529 sqft \$21,400 \$366,200

Quality and Design Factor (Grade) 1.10

Location Multiplier 0.85

Replacement Cost \$342,397

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	2/6 Maso	C+2	1978	1985	40 G		0.85		4,163 sqft	\$342,397	26%	\$253,370	0%	100%	1.260	1.000	100.00	0.00	0.00	\$319,200
2: Detached Garage/Boat H	1	Wood Fr	C	1991	1991	34 A	\$44.13	0.85	\$37.51	20'x24'	\$18,005	26%	\$13,320	25%	100%	1.270	1.000	100.00	0.00	0.00	\$12,700
3: Pool, In Ground	1		C	2003	2003	22 A	\$57.54	0.85	\$48.91	10'x30'	\$17,585	65%	\$6,150	50%	100%	1.270	1.000	100.00	0.00	0.00	\$3,900
4: Type 3 Barn	1	T3AW	C	2005	2005	20 A	\$19.27	0.85		30' x 40' x 12'	\$19,084	40%	\$11,450	25%	100%	1.270	1.000	100.00	0.00	0.00	\$10,900