

89-09-14-000-313.005-004

General Information

Parcel Number
89-09-14-000-313.005-004

Local Parcel Number
30-14-000-313.050-03

Tax ID:
003-00890-05

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
3014000

Location Address (1)
760 N MINERAL SPRINGS RD
CENTERVILLE, IN 47330

Zoning

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 Friday, May 16, 2025

Review Group 2027

BROUSE, JOURDAN C & ERIN N

Ownership

BROUSE, JOURDAN C & ERIN N
760 N MINERAL SPRINGS RD
CENTERVILLE, IN 47330

Legal

LOT 1 HILL VALLEY SUB DIV



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$24,300	Land	\$24,300	\$24,300	\$20,700	\$18,700	\$18,700
\$21,800	Land Res (1)	\$21,800	\$21,800	\$18,600	\$16,800	\$16,800
\$2,500	Land Non Res (2)	\$2,500	\$2,500	\$2,100	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$1,900	\$1,900
\$233,700	Improvement	\$233,700	\$233,700	\$204,700	\$186,600	\$191,500
\$233,700	Imp Res (1)	\$233,700	\$233,700	\$204,700	\$186,600	\$187,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$3,800
\$258,000	Total	\$258,000	\$258,000	\$225,400	\$205,300	\$210,200
\$255,500	Total Res (1)	\$255,500	\$255,500	\$223,300	\$203,400	\$204,500
\$2,500	Total Non Res (2)	\$2,500	\$2,500	\$2,100	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$1,900	\$5,700

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

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	\$21,800	\$21,800	\$21,800	0%	1.0000	100.00	0.00	0.00	\$21,800
91	A		0	0.373000	1.00	\$6,600	\$6,600	\$2,462	0%	1.0000	0.00	100.00	0.00	\$2,460
82	A	GE	0	0.127000	1.02	\$2,120	\$2,162	\$275	-100%	1.0000	0.00	100.00	0.00	\$00

Review Group 2027

Data Source External Only

Collector 11/09/2022 rc

Appraiser 03/08/2023 Nexus

760 N MINERAL SPRINGS RD 510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/23/2021	BROUSE, JOURDAN	2021006333	WD	/	\$220,000	V
08/07/2013	KOYLES, JOHN P & S	2013007094	WD	/	\$155,000	I
01/01/1900	YODER, JAY A JR & T	2013007094	WD	/	\$155,000	I

CENTER-934008 (003)/9340 1/2

Notes

3/8/2023 Misc: 2023 GENERAL REVALUATION
8/2/2021 Misc: 2022 SALES REVIEW: ADD FULL BATH. APPLY EFF AGE PER MLS 7-20-21

Land Computations

Calculated Acreage	1.50
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.50
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	0.37
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	\$2,500
Supp. Page Land Value	
CAP 1 Value	\$21,800
CAP 2 Value	\$2,500
CAP 3 Value	\$0
Total Value	\$24,300

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1454 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
Porch, Open Frame	234	\$10,900
Canopy, Roof Extension	58	\$1,000
Wood Deck	182	\$4,100

Plumbing

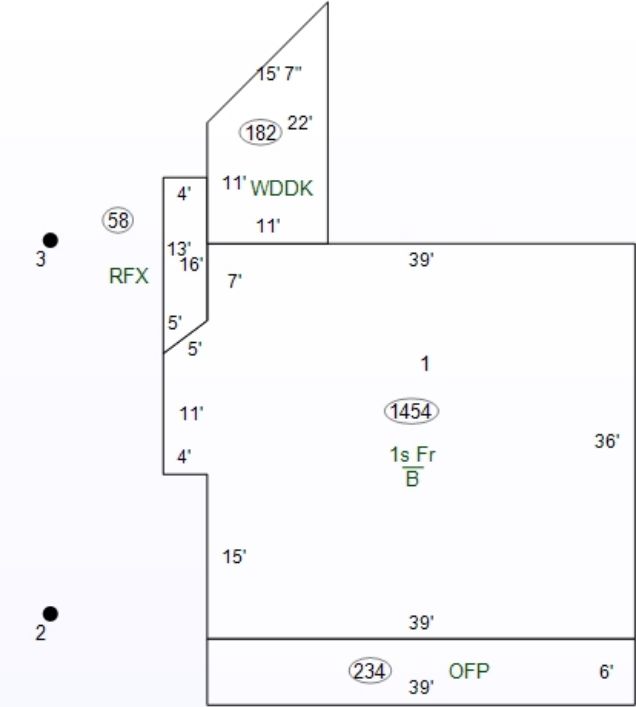
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	7	11

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1454	1454	\$131,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1454	0	\$44,200	
Crawl					
Slab					
		Total Base			\$176,000
Adjustments		1 Row Type Adj. x 1.00			\$176,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					PS:1 PO:1 \$4,700
No Heating (-)					\$0
A/C (+)					1:1454 \$4,800
No Elec (-)					\$0
Plumbing (+ / -)					11 – 5 = 6 x \$800 \$4,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$190,300
Sub-Total, 1 Units					
Exterior Features (+)					\$16,000 \$206,300
Garages (+) 0 sqft					\$0 \$206,300
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.85
Replacement Cost					\$192,891

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+2	1998	2010	15	G		0.85		2,908 sqft	\$192,891	13%	\$167,810	0%	100%	1.270	1.000	100.00	0.00	0.00	\$213,100
2: Detached Garage/Boat H	1	Wood Fr	C	1998	1998	27	A	\$41.81	0.85	\$35.54	24'x25'	\$21,323	24%	\$16,210	0%	100%	1.270	1.000	100.00	0.00	0.00	\$20,600
3: Utility Shed	1	SV	D	2010	2010	15	A		0.85		10'x12'		45%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0