

General Information

Parcel Number 89-09-14-000-421.004-004
Local Parcel Number 30-14-000-421.040-03

Tax ID: 003-01045-04

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) 8661 COLLEGE CORNER RD CENTERVILLE, IN 47330

Zoning

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

BAISDEN, BOYD T & VICKIE L 8661 COLLEGE CORNER RD CENTERVILLE, IN 47330

Legal

LOT 1 KITTERMAN FARM SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, BAISDEN, BOYD T &, CO, /, I

Notes

3/1/2023 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns: Year (2025-2022), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values include monetary amounts like \$26,100, \$21,800, \$4,300, \$189,000, \$185,600, \$167,100, \$166,400, \$157,400.

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 for lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.79), Actual Frontage (0), Developer Discount, Parcel Acreage (1.79), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.15), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.64), 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 (\$4,300), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$4,300), CAP 3 Value (\$0), Total Value (\$26,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2088 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	96	\$6,300
Wood Deck	448	\$7,900
Porch, Enclosed Frame	144	\$11,600

Plumbing

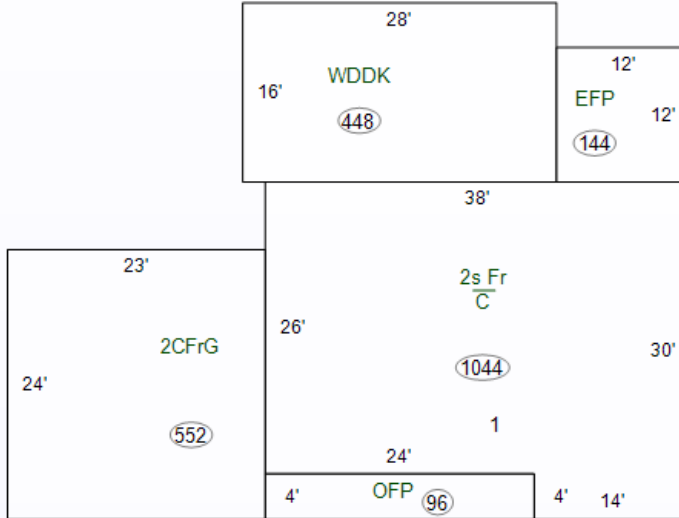
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
WDDK	1	448
EFP	1	144
2CFrG	1	552
2s Fr C	1	1044
OFF	1	96

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1044	1044	\$108,400	
2	1Fr	1044	1044	\$53,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1044	0	\$7,800	
Slab					

Total Base \$169,900
Adjustments 1 Row Type Adj. x 1.00 \$169,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1044 2:1044 \$5,800
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$178,100

Sub-Total, 1 Units

Exterior Features (+)	\$25,800	\$203,900
Garages (+) 552 sqft	\$21,400	\$225,300
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$201,080

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	Wood Fr	C+1	1991	1991	34	A		0.85		2,088 sqft	\$201,080	26%	\$148,800	0%	100%	1.270	1.000	100.00	0.00	0.00	\$189,000
2: Utility Shed	1	SV	D	2005	2005	20	A		0.85		12'x12'		50%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0