

General Information

Parcel Number 89-09-23-000-422.000-004
Local Parcel Number 30-23-000-422.000-03
Tax ID: 003-00293-00
Routing Number

Ownership

PERRY, JENNA S & LOGAN
1023 S MINERAL SPRINGS RD
CENTERVILLE, IN 47330

Legal

W 1/2 S D SE SEC 23-16-13 1.01A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/19/2024 to 01/01/1900.

Notes

12/4/2024 Misc: 2025 S/R Tim Smith
3/8/2023 Misc: 2023 GENERAL REVALUATION

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



Res

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3023000
Location Address (1) 1023 S MINERAL SPRINGS RD

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and 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 parcels 9 and 82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 11/09/2022 rc

Appraiser 03/08/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$21,500.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1850 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Brick	140	\$2,700
Porch, Open Frame	370	\$16,400

Plumbing

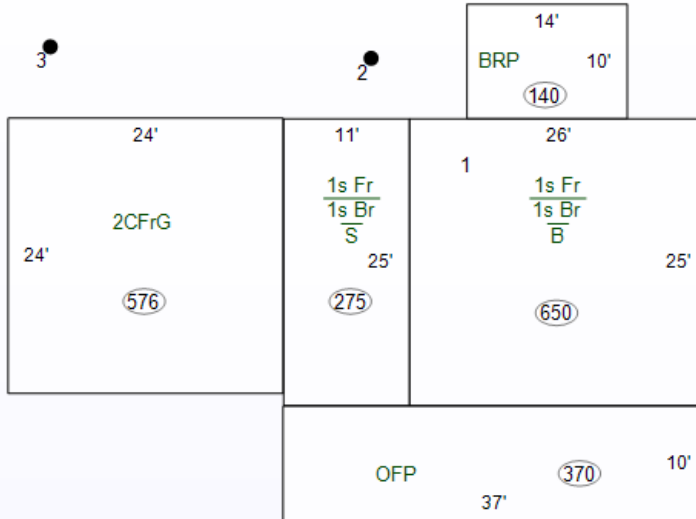
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	925	925	\$109,100	
2	1Fr	925	925	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		650	0	\$27,600	
Crawl					
Slab		275	0	\$0	
Total Base					\$186,300

Adjustments

1 Row Type Adj. x 1.00		\$186,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:488	\$6,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:925 2:925	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$207,100

Sub-Total, 1 Units

Exterior Features (+)	\$19,100	\$226,200
Garages (+) 576 sqft	\$24,700	\$250,900
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$223,928

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	1969	1999	26	G		0.85		2,500 sqft	\$223,928	22%	\$174,660	0%	100%	1.270	1.000	100.00	0.00	0.00	\$221,800
2: Pool, Above Ground (circu	1	SV	D	2010	2010	15	A		0.85		24' Circ		85%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	2005	2005	20	A		0.85		8'x10'		50%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0