General Information

Parcel Number
89-09-23-000-426.000-004

Local Parcel Number
30-23-000-426.008-03

Tax ID:
003-00184-00

Routing Number

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

Year: 2023

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
3023000

Location Address (1)
8740 W US HIGHWAY 40
CENTERVILLE, IN 47330

Zoning
ZO01 Residential

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 Monday, May 1, 2023
Review Group 2023

Ownership

CROSS, ALDEN L
8470 US HIGHWAY 40 W
CENTERVILLE, IN 47330

Legal

PT SE SEC 23-16-13 & PT NE SEC 26-16-13 1.17A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	CROSS, ALDEN L		CO	/	$0	I

Notes

10/16/2018 Misc: 2019 GENERAL REVALUATION: REMOVED SHED

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$17,700	**Land**	**$17,700**	**$17,700**	**$17,700**	**$17,400**	**$17,400**
$16,800	Land Res (1)	$16,800	$16,800	$16,800	$16,500	$16,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$900	Land Non Res (3)	$900	$900	$900	$900	$900
$68,300	**Improvement**	**$68,300**	**$66,800**	**$60,800**	**$59,300**	**$57,400**
$68,300	Imp Res (1)	$68,300	$66,800	$60,800	$59,300	$57,400
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$86,000	**Total**	**$86,000**	**$84,500**	**$78,500**	**$76,700**	**$74,800**
$85,100	Total Res (1)	$85,100	$83,600	$77,600	$75,800	$73,900
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$900	Total Non Res (3)	$900	$900	$900	$900	$900

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. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$16,800	$16,800	$16,800	0%	100%	1.0000	$16,800
91	A		0	0.170000	1.00	$5,000	$5,000	$850	0%	0%	1.0000	$850

Data Source External Only **Collector** 06/12/2022 ts **Appraiser** 10/16/2022 rc

Land Computations

Calculated Acreage	1.17
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.17
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.17
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 / Classifed Value	$0
Homesite(s) Value	$16,800
91/92 Value	$900
Supp. Page Land Value	
CAP 1 Value	$16,800
CAP 2 Value	$0
CAP 3 Value	$900
Total Value	**$17,700**

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1260 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☑ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

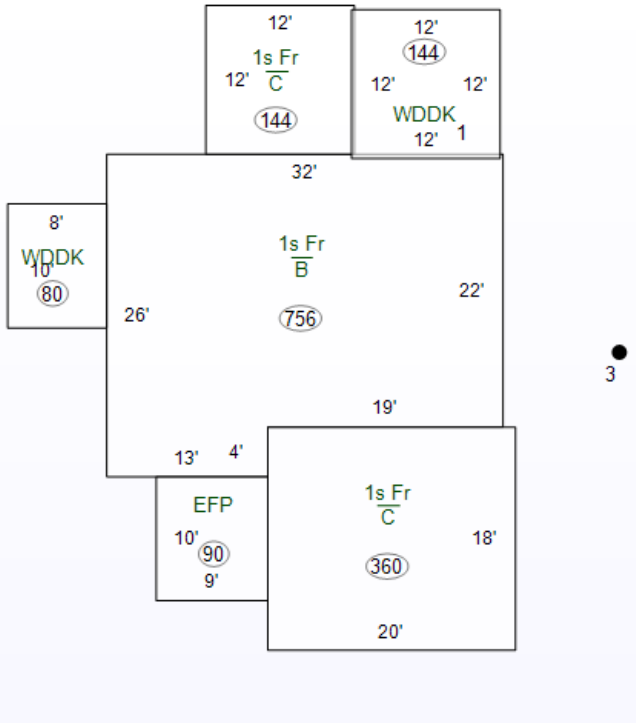
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Wood Deck	80	$1,800
Porch, Enclosed Frame	90	$7,200
Wood Deck	144	$2,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1260	1260	$92,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		756	0	$22,800	
Crawl		504	0	$4,500	
Slab					
			Total Base		$119,400
Adjustments			**1 Row Type Adj. x 1.00**		$119,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)			5 – 5 = 0 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$119,400
				Sub-Total, 1 Units	
Exterior Features (+)				$11,900	$131,300
Garages (+) 0 sqft				$0	$131,300
				Quality and Design Factor (Grade)	0.80
				Location Multiplier	0.87
				Replacement Cost	$91,385

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D	1939	1939	84	A		0.87		2,016 sqft	$91,385	50%	$45,690	0%	100%	1.260	1.0000	$57,600
2: Detached Garage/Boat	100%	1	Wood Frame	C	1939	1939	84	F	$30.86	0.87	$26.85	21'x30'	$16,914	50%	$8,460	0%	100%	1.260	1.0000	$10,700
3: Utility Shed	0%	1	SV	D	2000	2000	23	F		0.87		8'x12'		60%		0%	100%	1.260	1.0000	$0