

General Information

Parcel Number 89-09-26-000-113.000-004
Local Parcel Number 30-26-000-113.000-03

Tax ID: 003-00385-00

Routing Number

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

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 3026000

Location Address (1) 8823 US HIGHWAY 40 CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA Electricity

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

MULLINS, CHRISTOPHER DALE 8823 W US HIGHWAY 40 CENTERVILLE, IN 47330

Legal

PT NW SEC 26-16-13 6.727A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 09/13/2010 and 01/01/1900.

Notes

2/27/2023 Misc: 2023 GENERAL REVAL

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, and various Res (1, 2, 3) categories.

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 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (6.73), Actual Frontage (0), Developer Discount, Parcel Acreage (6.73), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (5.64), 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 (\$37,200), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$37,200), CAP 3 Value (\$0), Total Value (\$59,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 3120 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	192	\$4,600
Wood Deck	96	\$2,800
Wood Deck	224	\$5,000

Plumbing

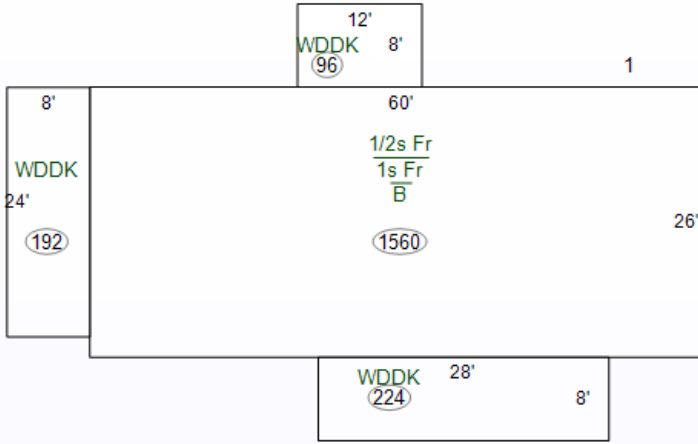
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1560	1560	\$137,500	
2					
3					
4					
1/4					
1/2	1Fr	1560	1560	\$53,400	
3/4					
Attic					
Bsmt		1560	0	\$46,100	
Crawl					
Slab					

Total Base \$237,000
Adjustments 1 Row Type Adj. x 1.00 \$237,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1560 1/2:1560	\$6,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$248,100
Sub-Total, 1 Units

Exterior Features (+)	\$12,400	\$260,500
Garages (+) 0 sqft	\$0	\$260,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$221,425

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 1/2	Wood Fr	C	2002	2002	23	A		0.85		4,680 sqft	\$221,425	22%	\$172,710	0%	100%	1.270	1.000	100.00	0.00	0.00	\$219,300
2: Detached Garage/Boat H	1	Wood Fr	C	2005	2005	20	A	\$36.00	0.85	\$30.60	24'x36'	\$26,438	20%	\$21,150	0%	100%	1.270	1.000	100.00	0.00	0.00	\$26,900
3: Utility Shed	1	SV	D	2003	2003	22	A		0.85		8'x12'		55%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0