

General Information

Parcel Number 89-09-27-000-103.000-004
Local Parcel Number 30-27-000-103.000-03

Tax ID: 003-00418-00

Routing Number

Property Class 511 RENTAL
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 3027000
Location Address (1) 10117 US HIGHWAY 40 CENTERVILLE, IN 47330

Zoning ZO01 Residential

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

MC DONALD, WILLIAM G III
10081 US HIGHWAY 40 W
CENTERVILLE, IN 47330

Legal

PT NW 27-16-13 1.5A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 01/01/1900 to 02/02/2009.

Notes

2/27/2023 Misc: 2023 GENERAL REVAL



Res

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 (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 Single-Family
Story Height 1
Style N/A
Finished Area 1088 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, Enclosed Frame	192	\$13,800
Wood Deck	256	\$5,400

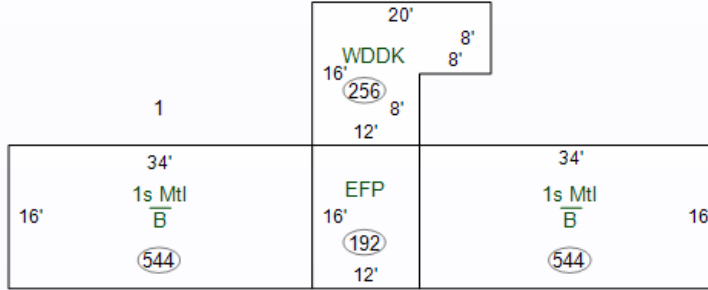
Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	1
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	3

Heat Type



Specialty Plumbing

Description	Count	Value
1: Single-Family	1	\$151,400

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	5	1088	1088	\$111,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1088	0	\$36,900	
Crawl					
Slab					

Total Base \$148,400

Adjustments 1 Row Type Adj. x 1.00 \$148,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1088	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$154,000

Sub-Total, 1 Units

Exterior Features (+)	\$19,200	\$173,200
Garages (+) 0 sqft	\$0	\$173,200
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$132,498

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: Single-Family	1	Metal	D+2	2017	2017	8	A			0.85		2,176 sqft	\$132,498	10%	\$119,250	0%	100%	1.270	1.000	100.00	0.00	0.00	\$151,400