

General Information

Parcel Number 89-09-27-000-319.000-004
Local Parcel Number 30-27-000-319.000-03

Tax ID: 003-00405-00

Routing Number

Property Class 101 RENTAL
Cash Grain/General Farm

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) 1685 S WASHINGTON RD 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

GREGORY, JIMMIE RAY
4929 CLYDE MOBERLY RD
RICHMOND, IN 47374

Legal

N 1/2 SW SEC 27-16-13 80A



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

Table with 7 columns: Year, 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)

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

Table with 15 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

Data Source External Only Collector 10/27/2022 rc

Transfer of Ownership

Date 01/01/1900 Owner GREGORY, JIMMIE R Doc ID CO Book/Page Adj Sale Price V/I

Agricultural

Notes

3/2/2023 Misc: 2023 GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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 \$133,900

Appraiser 10/27/2022 Nexus

		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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
82	A		0	0.760000	1.00	\$2,390	\$2,390	\$1,816	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 944 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	63	\$7,800
Porch, Open Frame	90	\$6,300

Plumbing

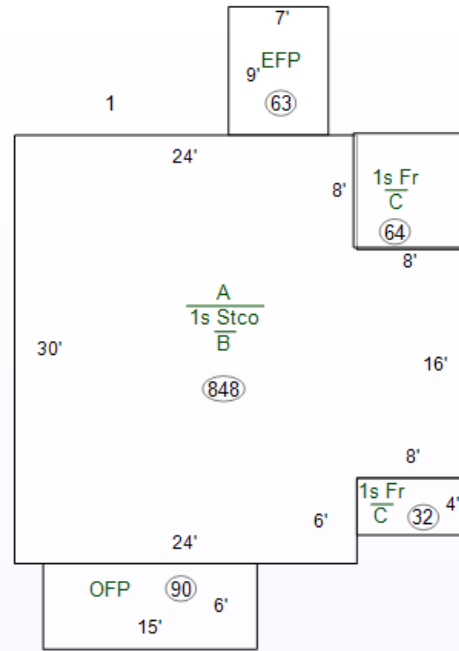
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	3	4

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 2	944	944	\$101,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	848	0	\$7,800	
Bsmt	848	0	\$31,600	
Crawl	96	0	\$3,200	
Slab				

Total Base \$143,700

Adjustments 1 Row Type Adj. x 1.00 \$143,700

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

Sub-Total, One Unit \$144,500

Sub-Total, 1 Units

Exterior Features (+)	\$14,100	\$158,600
Garages (+) 0 sqft	\$0	\$158,600
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.85	
Replacement Cost		\$94,367

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	Stucco	D-1	1910	1910	115	P		0.85		2,640 sqft	\$94,367	75%	\$23,590	0%	100%	1.270	1.000	100.00	0.00	0.00	\$30,000
2: Lean-to	1	Earth Flo	D	1960	1960	65	VP	\$4.69	0.85		14'x18' x 8'	\$804	85%	\$120	95%	100%	1.000	1.000	0.00	0.00	100.00	\$100
3: Type 2 Barn	2		D	1910	1910	115	P	\$68.42	0.85		23' x 38' x 18'	\$36,554	80%	\$7,310	0%	100%	1.000	1.000	0.00	0.00	100.00	\$7,300
4: Type 2 Barn	1		D	1960	1960	65	P	\$55.25	0.85		14' x 18' x 8'	\$7,734	80%	\$1,550	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600

