

General Information

Parcel Number 89-09-28-000-227.000-015
Local Parcel Number 25-28-000-227.000-10

Tax ID: 010-00381-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township JACKSON TOWNSHIP
District 015 (Local 010) JACKSON TOWNSHIP
School Corp 8355 WESTERN WAYNE
Neighborhood 224997-010 JACKSON-224997 (010)
Section/Plat 2528000
Location Address (1) 1526 S WASHINGTON RD CENTERVILLE, IN 47330

Ownership

KINDER, GREGG A & DEBRA D
1526 S WASHINGTON RD
CENTERVILLE, IN 47330

Legal

PT NE SEC 28-16-13 3.40A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 12/04/2007 and 01/01/1900 with owners KINDER, GREGG A & KOCHERSPERGER F.

Notes

9/10/2019 Misc: 2020 GENERAL REVAL: N/C PER F/C:6-12-19



Res

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes monetary values for each category.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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.

Zoning

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

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (3.40), Actual Frontage (0), Developer Discount, Parcel Acreage (3.40), 81-83 Legal/UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.36), 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 (\$19,200), 91/92 Value (\$10,900), Supp. Page Land Value, CAP 1 Value (\$19,200), CAP 2 Value (\$10,900), CAP 3 Value (\$0), Total Value (\$30,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1120 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**

Plumbing

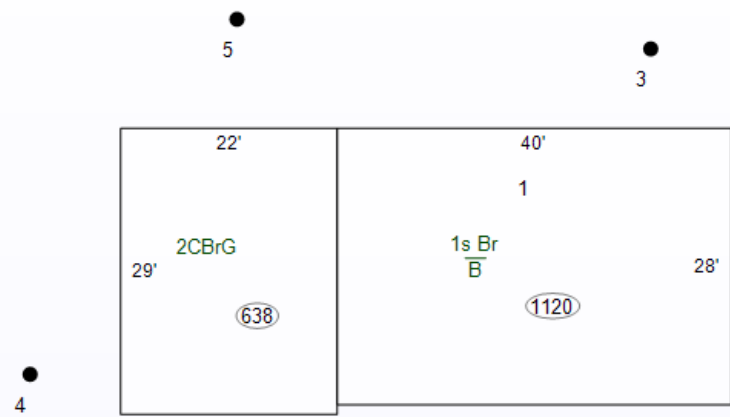
**TF**
Full Bath 1 3
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 7

Accommodations

Bedrooms 2
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 4

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1120	1120	\$124,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1120	0	\$37,500	
Crawl					
Slab					

Total Base \$161,800

Adjustments 1 Row Type Adj. x 1.00 \$161,800

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

Sub-Total, One Unit \$163,400

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$163,400
Garages (+) 638 sqft	\$27,300	\$190,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
Replacement Cost		\$153,990

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	Brick	C-1	1970	1970	55	A		0.85		2,240 sqft	\$153,990	40%	\$92,390	0%	100%	1.180	1.000	100.00	0.00	0.00	\$109,000
2: Detached Garage/Boat H	1	Wood Fr	D	1933	1933	92	F	\$42.58	0.85	\$28.95	22'x24'	\$15,288	65%	\$5,350	50%	100%	1.180	1.000	100.00	0.00	0.00	\$3,200
3: HVAC - Geothermal (R)	1	SV	C	2013	2013	12	A		0.85				11%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$12,900
4: Lean-to	1	Earth Flo	C	1980	1980	45	F	\$3.80	0.85		10'x12' x 6'	\$388	65%	\$140	50%	100%	1.000	1.000	0.00	0.00	100.00	\$100
5: Type 2 Barn	1		C	1950	1950	75	F	\$43.40	0.85		24' x 30' x 16'	\$24,266	70%	\$7,280	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,600