

General Information

Parcel Number 89-09-34-000-107.003-026
Local Parcel Number 40-34-000-107.030-14

Tax ID: 014-00323-03

Routing Number

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

Year: 2024

Location Information

County WAYNE
Township WASHINGTON TOWNSHIP
District 026 (Local 014) WASHINGTON TOWNSHIP
School Corp 8355 WESTERN WAYNE
Neighborhood 145151-014 WASHINGTON-145151 (014)
Section/Plat 4034000
Location Address (1) 9987 MC CONAHA 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 Friday, April 26, 2024 Review Group 2024

Ownership

STRUTTON, ANDY J
9987 MC CONAHA RD
CENTERVILLE, IN 47330

Legal

PT NW SEC 34-16-13 2.0A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 07/16/2013 to 01/01/1900.

Notes

10/3/2023 Misc: 2024 GENERAL REVAUATION
8/14/2019 Misc: 2020 GENERAL REVAL: DETGAR COND TO PR PER F/C 6-12-19

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2021-2024.

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 show land data for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.00), Actual Frontage (0), Developer Discount, Parcel Acreage (2.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.23), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.77), 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 (\$15,400), 91/92 Value (\$2,600), Supp. Page Land Value, CAP 1 Value (\$15,400), CAP 2 Value (\$2,600), CAP 3 Value (\$0), Total Value (\$18,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 928 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
Stoop, Masonry	40	\$1,800

Plumbing

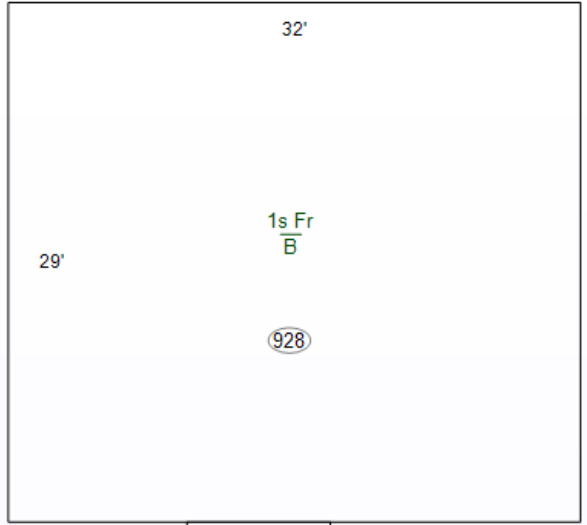
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	928	928	\$75,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	928	0	\$25,400	
Crawl				
Slab				

Total Base \$101,300

Adjustments 1 Row Type Adj. x 1.00 \$101,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:928 \$3,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$104,700

Sub-Total, 1 Units

Exterior Features (+) \$1,800 \$106,500

Garages (+) 0 sqft \$0 \$106,500

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.87

Replacement Cost \$83,390

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	Wood Fr	D+2	1952	1952	72 A		0.87		1,856 sqft	\$83,390	50%	\$41,690	0%	100%	1.330	1.000	100.00	0.00	0.00	\$55,400
2: Detached Garage/Boat H	1	Wood Fr	C	1942	1942	82 P	\$37.11	0.87	\$32.29	20'x20'	\$12,914	65%	\$4,520	0%	100%	1.330	1.000	100.00	0.00	0.00	\$6,000