General Information

Parcel Number
89-10-07-000-317.000-004

Local Parcel Number
31-07-000-317.000-03

Tax ID:
003-00455-00

Routing Number

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

Year: 2023

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
3107000

Location Address (1)
7128 KEMPTON RD
CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023
Review Group 2023

Ownership

HARTMAN, MARVIN TIMOTHY & CHILYN, TRUSTEES CHERILYN, TRUST
PO BOX 68 7128 KEMPTON RD
CENTERVILLE, IN 473300068

Legal

PT SW SEC 7-16-14 1.38A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	HARTMAN, MARVIN T		CO	/	$0	I

Notes

4/13/2023 Misc: 2023 GENERAL REVAUATION

10/22/2018 Misc: 2019 GENERAL REVALUATION: CHANGE GRADE TO C AND REMOVE SHED PER F/C 7/19/18

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
04/13/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$18,200	**Land**	**$18,200**	**$18,200**	**$18,200**	**$17,900**	**$17,900**
$16,800	Land Res (1)	$16,800	$16,800	$16,800	$16,500	$16,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$1,400	Land Non Res (3)	$1,400	$1,400	$1,400	$1,400	$1,400
$134,200	**Improvement**	**$134,200**	**$143,800**	**$131,300**	**$128,100**	**$123,900**
$134,200	Imp Res (1)	$134,200	$143,800	$131,300	$128,100	$123,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$152,400	**Total**	**$152,400**	**$162,000**	**$149,500**	**$146,000**	**$141,800**
$151,000	Total Res (1)	$151,000	$160,600	$148,100	$144,600	$140,400
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$1,400	Total Non Res (3)	$1,400	$1,400	$1,400	$1,400	$1,400

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. %	Res Elig %	Market Factor	Value
9	A		0	1.000000	1.00	$16,800	$16,800	$16,800	0%	100%	1.0000	$16,800
91	A		0	0.280000	1.00	$5,000	$5,000	$1,400	0%	0%	1.0000	$1,400
82	A	GE	0	0.100000	1.02	$1,900	$1,938	$194	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	1.38
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.38
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.28
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 / Classifed Value	$0
Homesite(s) Value	$16,800
91/92 Value	$1,400
Supp. Page Land Value	
CAP 1 Value	$16,800
CAP 2 Value	$0
CAP 3 Value	$1,400
Total Value	**$18,200**

Data Source External Only **Collector** 11/07/2022 rc **Appraiser** 04/13/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1520 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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

Heat Type

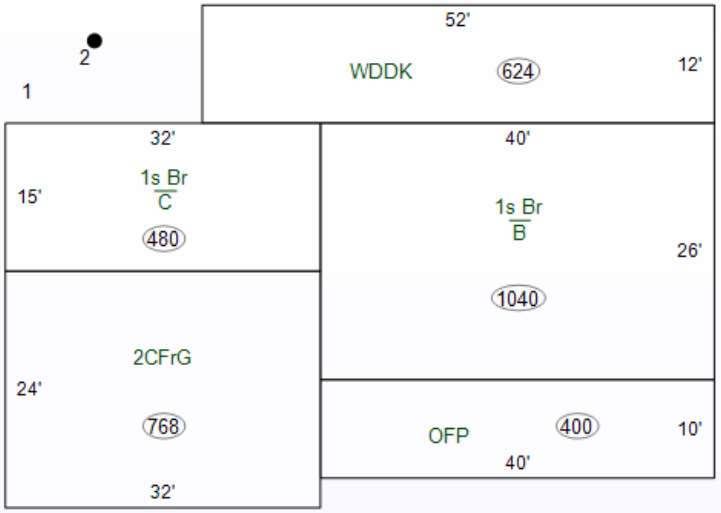
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	400	$12,800
Wood Deck	624	$8,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1520	1520	$113,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1040	0	$27,400	
Crawl		480	0	$4,300	
Slab					
			Total Base		$145,200
Adjustments			**1 Row Type Adj. x 1.00**		$145,200
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)			5 – 5 = 0 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$145,200
			Sub-Total, 1 Units		
Exterior Features (+)				$21,400	$166,600
Garages (+) 768 sqft				$21,700	$188,300
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.87
			Replacement Cost		$163,821

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Brick	C	1977	1977	46	A		0.87		2,560 sqft	$163,821	35%	$106,480	0%	100%	1.260	1.0000	$134,200
2: Utility Shed	0%	1	SV	D	2005	2005	18	A		0.87		10'x14'		50%		0%	100%	1.260	1.0000	$0

Total all pages $134,200 **Total this page** $134,200