

General Information

Parcel Number 89-10-07-000-430.000-004
Local Parcel Number 31-07-000-430.000-03

Tax ID: 003-00831-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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 3107000

Location Address (1) 1408 N CENTERVILLE RD CENTERVILLE, IN 47330

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

Review Group 2027

Ownership

RANKIN, DARRELL L & SHERRY L 1408 N CENTERVILLE RD CENTERVILLE, IN 47330

Legal

LOT 6 HARRIS SUB DIV

Transfer of Ownership

Date 01/01/1900 Owner RANKIN, DARRELL L Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

4/13/2023 Misc: 2023 GENERAL REVAUATION
8/27/2018 Misc: 2019 GENERAL REVALUATION
7/5/2018: ADJUSTED WDDK AND REMOVED SHEDS PER F/C



Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1680 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
Wood Deck	240	\$5,400
Porch, Open Frame	252	\$12,000
Stoop, Masonry	48	\$2,300

**Plumbing**

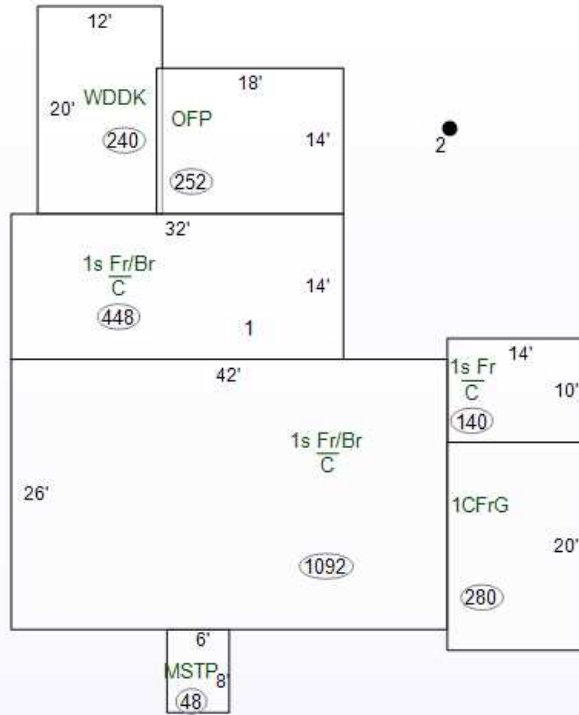
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1680	1680	\$148,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1680	0	\$10,000	
Slab				

<b>Total Base</b>			\$158,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>		\$158,100

Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)		1:1680	\$5,200
No Elec (-)			\$0
Plumbing (+ / -)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

<b>Sub-Total, One Unit</b>			\$163,300
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<b>Sub-Total, 1 Units</b>			
Exterior Features (+)		\$19,700	\$183,000
Garages (+) 280 sqft		\$15,000	\$198,000
Quality and Design Factor (Grade)			0.95
Location Multiplier			0.85
<b>Replacement Cost</b>			\$159,885

**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	1/6 Maso	C-1	1962	1962	63 A		0.85		1,680 sqft	\$159,885	42%	\$92,730	0%	100%	1.270	1.000	100.00	0.00	0.00	\$117,800
2: Pool, Above Ground (circu	1	SV	D	2010	2010	15 A		0.85		18' Circ		85%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	2005	2005	20 A		0.85		8'x10'		50%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0