

89-10-07-000-431.000-004

VELICA, ADALBERTO & DORIS

1388 N CENTERVILLE RD

510, 1 Family Dwell - Platted Lot

CENTER-934008 (003)/9340

1/2

General Information

Parcel Number 89-10-07-000-431.000-004
Local Parcel Number 31-07-000-431.000-03

Tax ID: 003-01061-00

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) 1388 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

VELICA, ADALBERTO & DORIS GRET (HIMELICK) VELICA TRUSTEES REV 10986 TAYLOR RD ECONOMY, IN 47339

Legal

LOT 5 HARRIS SUB DIV

Transfer of Ownership

Date 01/01/1900 Owner VELICA, ADALBERTO Doc ID Code Book/Page Adj Sale Price V/I

Notes

4/13/2023 Misc: 2023 GENERAL REVAUATION
8/27/2018 Misc: 2019 GENERAL REVALUATION
7/5/2018: CHANGED SFD GRADE TO C PER F/C



Res

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

Table with 7 columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Assessment Year. Rows include Land, Improvement, and Total values.

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.

Land Computations

Table with 2 columns: Description (Calculated Acreage, Actual Frontage, etc.) and Value (0.52, 0, etc.).

Data Source External Only

Collector 11/07/2022 rc

Appraiser 04/13/2023 Nexus

Total Value \$16,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1286 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   |
|-------------------|------|---------|
| Canopy, Shed Type | 200  | \$1,600 |
| Patio, Concrete   | 200  | \$1,500 |
| Porch, Open Frame | 64   | \$5,300 |

**Plumbing**

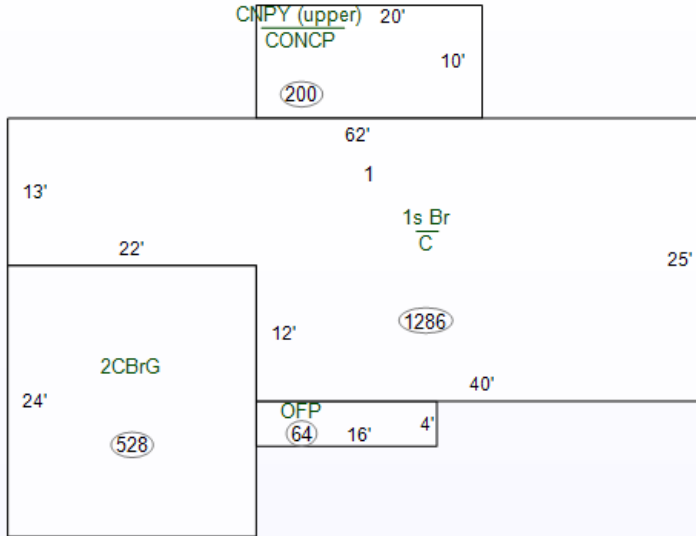
|                      | # | TF |
|----------------------|---|----|
| <b>Full Bath</b>     | 1 | 3  |
| <b>Half Bath</b>     | 1 | 2  |
| <b>Kitchen Sinks</b> | 1 | 1  |
| <b>Water Heaters</b> | 1 | 1  |
| <b>Add Fixtures</b>  | 0 | 0  |
| <b>Total</b>         | 4 | 7  |

**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 5 |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 7      | 1286 | 1286   | \$135,200 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   |        |      |        |           |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        |      |        |           |        |
| Crawl |        | 1286 | 0      | \$8,700   |        |
| Slab  |        |      |        |           |        |

**Total Base** \$143,900

**Adjustments** 1 Row Type Adj. x 1.00 \$143,900

|                  |                           |
|------------------|---------------------------|
| 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** \$145,500

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$8,400  | \$153,900 |
| Garages (+) 528 sqft              | \$22,300 | \$176,200 |
| Quality and Design Factor (Grade) |          | 1.00      |
| Location Multiplier               |          | 0.85      |

**Replacement Cost** \$149,770

**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     | 1965       | 1965     | 60         | A  |           | 0.85 |          | 1,286 sqft | \$149,770 | 40%      | \$89,860      | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$114,100    |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | D     | 1968       | 1968     | 57         | A  | \$59.52   | 0.85 | \$40.47  | 12'x20'    | \$9,714   | 45%      | \$5,340       | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$6,800      |