

89-10-07-000-432.000-004

VELICA, DORIS GRETCHEN (HI

1372 N CENTERVILLE RD

510, 1 Family Dwell - Platted Lot

CENTER-934008 (003)/9340

1/2

General Information

Parcel Number 89-10-07-000-432.000-004
Local Parcel Number 31-07-000-432.000-03

Tax ID: 003-01060-00

Routing Number

Property Class 510 RENTAL
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) 1372 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, DORIS GRETCHEN (HIMELI TRUSTEE ADALBERTA & DORIS GR 10986 TAYLOR RD ECONOMY, IN 47339

Legal

LOT 4 HARRIS SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 01/01/1900 to 02/14/2019.

Notes

4/13/2023 Misc: 2023 GENERAL REVALUATION
8/27/2018 Misc: 2019 GENERAL REVALUATION
7/5/2018: REMOVED SHED PER F/C



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

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 1256 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	50	\$2,300
Canopy, Shed Type	50	\$500
Patio, Concrete	150	\$1,200

Plumbing

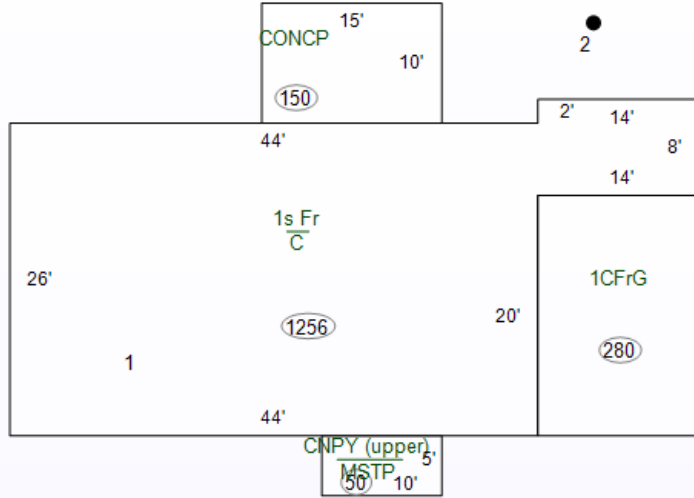
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1256	1256	\$121,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1256	0	\$8,600	
Slab				

Total Base \$129,600

Adjustments 1 Row Type Adj. x 1.00 \$129,600

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 \$129,600

Sub-Total, 1 Units

Exterior Features (+)	\$4,000	\$133,600
Garages (+) 280 sqft	\$15,000	\$148,600
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$119,995

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	C-1	1962	1962	63 A		0.85		1,256 sqft	\$119,995	42%	\$69,600	0%	100%	1.270	1.000	100.00	0.00	0.00	\$88,400
2: Utility Shed	1	SV	D	2000	2000	25 A		0.85		8'x12'		55%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0