

General Information

Parcel Number 89-10-17-000-432.001-004
Local Parcel Number 31-17-000-432.010-03
Tax ID: 003-00342-01
Routing Number

Ownership

KOSCHNICK, CHARLES J & JULIE AN
228 N ELIASON RD
CENTERVILLE, IN 47330

Legal

PT SE SEC 17-16-14 1.895A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains transfer records from 01/01/1900 to 09/08/2021.

Notes

11/29/2018 Misc: 11/29/2018 HERITAGE BARN / ADD OBSL TO CONCP PER F/C 11/27/2018
10/4/2018 Misc: 2019 GENERAL REVALUATION 7/3/2018: CHANGED LEAN TO TO CNPY AND CHANGED YEAR BUILT OF PATIO PER F/C

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



Res

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 3117000
Location Address (1) 228 N ELIASON RD
CENTERVILLE, IN 47330

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Shows valuation data for years 2022-2025.

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

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 Tuesday, April 29, 2025
Review Group 2027

Land Computations

Table with columns: Land Computations, Value. Includes items like Calculated Acreage (1.89), Actual Frontage (0), Developer Discount, Parcel Acreage (1.90), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.14), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.75), 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 (\$21,800), 91/92 Value (\$5,000), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$5,000), CAP 3 Value (\$0), Total Value (\$26,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2960 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
Porch, Enclosed Frame	60	\$6,300
Porch, Open Masonry	130	\$8,000
Stoop, Masonry	36	\$1,800

Plumbing

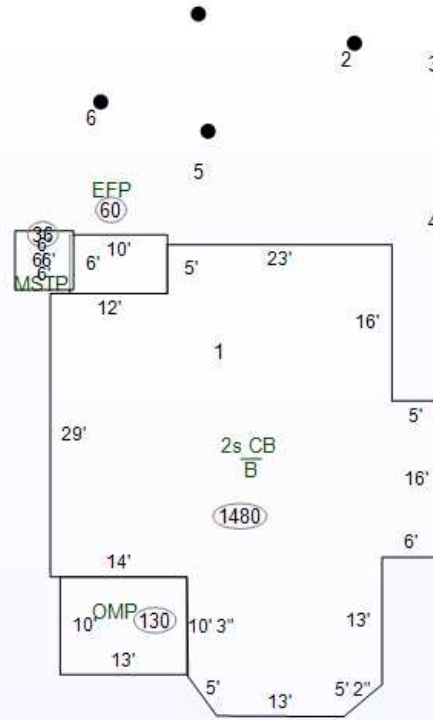
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	4	1480	1480	\$133,200	
2	4	1480	1480	\$68,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1480	0	\$44,600	
Crawl					
Slab					

Total Base \$246,000

Adjustments 1 Row Type Adj. x 1.00 \$246,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	2:1480 1:1480 \$7,800
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$260,700

Sub-Total, 1 Units

Exterior Features (+)	\$16,100	\$276,800
Garages (+) 0 sqft	\$0	\$276,800
Quality and Design Factor (Grade)	1.15	
Location Multiplier	0.85	
Replacement Cost		\$270,572

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	2	Concrete	B-1	1912	1970	55 A		0.85		4,440 sqft	\$270,572	35%	\$175,870	0%	100%	1.270	1.000	100.00	0.00	0.00	\$223,400
2: Canopy (free standing)	1		C	2003	2003	22 A		0.85		14'x42'	\$3,655	22%	\$2,850	0%	100%	1.270	1.000	100.00	0.00	0.00	\$3,600
3: Car Shed	1		C	1950	1950	75 A	\$10.10	0.85	\$8.59	14'x16'	\$1,923	65%	\$670	0%	100%	1.270	1.000	100.00	0.00	0.00	\$900
4: Detached Garage/Boat H	1	Wood Fr	D	1912	1912	113 A	\$55.64	0.85	\$37.84	16'x20'	\$12,107	50%	\$6,050	0%	100%	1.270	1.000	100.00	0.00	0.00	\$7,700
5: Patio- Concrete- At grade	1	SV	C	1980	1980	45 A		0.85		755 sqft		30%		75%	100%	1.270	1.000	100.00	0.00	0.00	\$0
6: Pool, Above Ground (circu	1	SV	C	2015	2015	10 A		0.85		30' Circ		80%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
7: Type 2 Barn HB	1	SV	C	1920	1920	105 A		0.85		50' x 64' x 22'		65%		50%	100%	1.000	1.000	0.00	0.00	100.00	\$14,000