89-10-17-300-320.000-004 | **TURNER, SHERRY A** | **6085 GATES RD** | **511, 1 Family Dwell - Unplatted (0 to 9.9** | **CENTER-934008 (003)/9340**

General Information

Parcel Number
89-10-17-300-320.000-004

Local Parcel Number
31-17-300-320.000-03

Tax ID:
003-00063-00

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
3117300

Location Address (1)
6085 GATES RD
CENTERVILLE, IN 47330

Zoning
ZO01 Residential

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

TURNER, SHERRY A
6085 GATES RD
CENTERVILLE, IN 47330

Legal

100X300 FT SW SEC 17-16-14 0.69A; PT SW QR SEC 17-16-14 0.229A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/19/2014	TURNER, SHERRY A	2014004255	WD	/	$0	I
01/01/1900	TURNER, JEFF E & S	2014004255	WD	/	$0	I

Notes

2/27/2023 Misc: 2023 GENERAL REVAL

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
03/10/2023	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	☐	☐	☐	☐	☐
$16,200	**Land**	**$16,200**	**$16,200**	**$16,200**	**$16,000**	**$16,000**
$16,200	Land Res (1)	$16,200	$16,200	$16,200	$16,000	$16,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$73,400	**Improvement**	**$73,400**	**$74,300**	**$68,100**	**$66,500**	**$64,200**
$73,400	Imp Res (1)	$73,400	$73,000	$66,900	$65,300	$63,100
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$1,300	$1,200	$1,200	$1,100
$89,600	**Total**	**$89,600**	**$90,500**	**$84,300**	**$82,500**	**$80,200**
$89,600	Total Res (1)	$89,600	$89,200	$83,100	$81,300	$79,100
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$1,300	$1,200	$1,200	$1,100

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	0.879000	1.10	$16,800	$18,480	$16,244	0%	100%	1.0000	$16,240
82	A	GE	0	0.040000	1.02	$1,900	$1,938	$78	-100%	0%	1.0000	$00

Land Computations

Calculated Acreage	0.92
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.92
81 Legal Drain NV	0.00
82 Public Roads NV	0.04
83 UT Towers NV	0.00
9 Homesite	0.88
91/92 Acres	0.00
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	$16,200
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$16,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$16,200**

Data Source External Only **Collector** 10/24/2022 rc **Appraiser** 02/27/2023 gw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1164 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

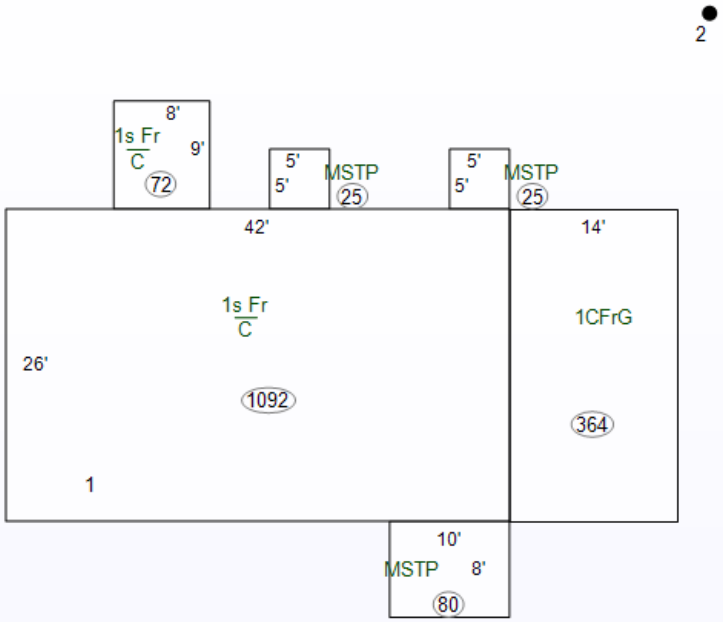
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Stoop, Masonry	80	$2,100
Stoop, Masonry	25	$1,500
Stoop, Masonry	25	$1,500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1164	1164	$88,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1164	0	$6,300	
Slab					
			Total Base		$94,900
Adjustments			**1 Row Type Adj. x 1.00**		$94,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1164	$3,200
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $800	$1,600
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$99,700
			Sub-Total, 1 Units		
Exterior Features (+)				$5,100	$104,800
Garages (+) 364 sqft				$12,600	$117,400
			Quality and Design Factor (Grade)		0.95
			Location Multiplier		0.87
			Replacement Cost		$97,031

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	Wood Frame	C-1	1964	1964	59	A		0.87		1,164 sqft	$97,031	40%	$58,220	0%	100%	1.260	1.0000	$73,400
2: Utility Shed	0%	1	SV	C	1964	1964	59	A		0.87		12'x14'		65%		0%	100%	1.260	1.0000	$0

Total all pages $73,400 **Total this page** $73,400