

89-10-17-300-326.000-004

STEVENSON, PHILIP SWAIN & C

5975 GATES RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-934008 (003)/9340

General Information

Parcel Number 89-10-17-300-326.000-004

Local Parcel Number 31-17-300-326.000-03

Tax ID: 003-00102-00

Routing Number

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

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 3117300

Location Address (1) 5975 GATES RD CENTERVILLE, IN 47330

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

Ownership

STEVENSON, PHILIP SWAIN & CATH 5975 GATES RD CENTERVILLE, IN 47330

Legal

PT SW SEC 17-16-14 0.92A 100 X 400 FT



Transfer of Ownership

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

Notes

2/17/2023 Misc: 2023 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), 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 such as Calculated Acreage (0.92), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (0.92), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (0.86), 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 / Classified Value (\$0), Homesite(s) Value (\$21,000), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,000), CAP 2 Value (\$0), CAP 3 Value (\$0), and Total Value (\$21,000).

Data Source External Only

Collector 10/24/2022 rc

Appraiser 02/17/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2484 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	282	\$5,900
Patio, Brick	96	\$1,900

Plumbing

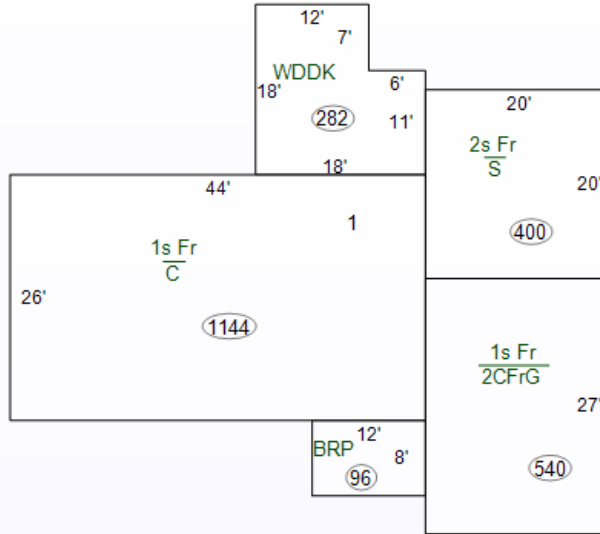
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1544	1544	\$137,500	
2	1Fr	940	940	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1144	0	\$8,200	
Slab		400	0	\$0	
Total Base					\$196,100

Adjustments

1 Row Type Adj. x 1.00		\$196,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1544 2:940	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$212,100

Sub-Total, 1 Units

Exterior Features (+)	\$7,800	\$219,900
Garages (+) 540 sqft	\$21,400	\$241,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$215,360

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	Wood Fr	C+1	1962	1962	63	A		0.85		2,484 sqft	\$215,360	42%	\$124,910	0%	100%	1.270	1.000	100.00	0.00	0.00	\$158,600
2: Detached Garage/Boat H	1	Wood Fr	C	1970	1970	55	A	\$41.04	0.85	\$34.88	20'x32'	\$22,326	40%	\$13,400	0%	100%	1.270	1.000	100.00	0.00	0.00	\$17,000