

General Information

Parcel Number 89-10-18-000-208.003-004
Local Parcel Number 31-18-000-208.038-03

Tax ID: 003-00343-04

Routing Number

Property Class 521
2 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 3118000

Location Address (1) 6429 KEMPTON 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

ISAAC, CHARLIE J & LOIS M
6429 KEMPTON RD
CENTERVILLE, IN 47330

Legal

PT NE SEC 18-16-14 2.50A



Transfer of Ownership

Date 01/01/1900 Owner ISAAC, CHARLIE J &
Doc ID Code Book/Page Adj Sale Price V/I CO / I

Notes

3/7/2023 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 various valuation categories like Land, Improvement, Total, etc.

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 like Calculated Acreage (2.50), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (2.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (2.00), 91/92 Acres (0.33), 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 (\$43,600), 91/92 Value (\$2,200), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$24,000), CAP 3 Value (\$0), and Total Value (\$45,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1888 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, Open Frame	80	\$5,300
Porch, Enclosed Frame	140	\$11,600
Porch, Enclosed Frame	396	\$21,900

Plumbing

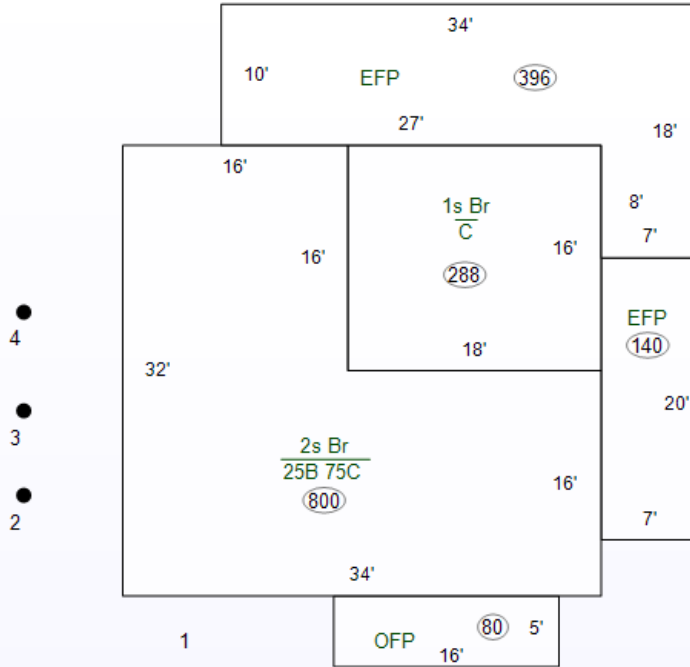
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1088	1088	\$122,600	
2	7	800	800	\$54,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		200	0	\$18,100	
Crawl		888	0	\$7,200	
Slab					

Total Base \$202,600

Adjustments 1 Row Type Adj. x 1.00 \$202,600

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 \$202,600

Sub-Total, 1 Units

Exterior Features (+)	\$38,800	\$241,400
Garages (+) 0 sqft	\$0	\$241,400
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	
Replacement Cost		\$174,412

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	Brick	D+1	1890	1890	135 A		0.85		2,088 sqft	\$174,412	50%	\$87,210	0%	100%	1.270	1.000	100.00	0.00	0.00	\$110,800
2: Detached Garage/Boat H	1	Wood Fr	C	2002	2002	23 A	\$37.41	0.85	\$31.80	20'x40'	\$25,439	22%	\$19,840	0%	100%	1.270	1.000	100.00	0.00	0.00	\$25,200
3: Utility Shed	1	SV	D	2010	2010	15 A		0.85		10'x20'		45%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	2015	2015	10 A		0.85		10'x12'		30%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0

General Information

Occupancy Single-Family
Description MH W / SKIRTING
Story Height 1
Style N/A
Finished Area 742 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	240	\$5,400
Canopy, Shed Type	240	\$1,900
Wood Deck	80	\$2,300

Plumbing

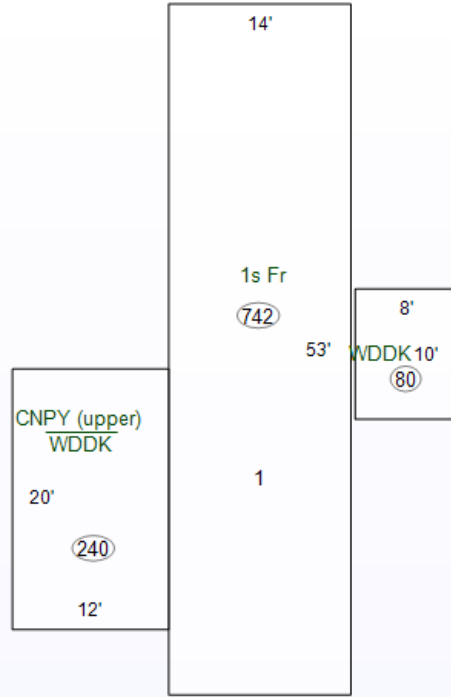
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	742	742	\$84,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base \$84,500

Adjustments 1 Row Type Adj. x 1.00 \$84,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:742 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$89,100

Sub-Total, 1 Units

Exterior Features (+)	\$9,600	\$98,700
Garages (+) 0 sqft	\$0	\$98,700
Quality and Design Factor (Grade)	0.40	
Location Multiplier	0.85	

Replacement Cost \$33,558

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: MH W / SKIRTING	1	Wood Fr	E	1991	1991	34	F		0.85		742 sqft	\$33,558	36%	\$21,480	40%	100%	1.270	1.000	100.00	0.00	0.00	\$16,400

