

89-10-19-200-224.000-007

SOPER, MICHAEL L & CHERYL

109 W COLLEGE CORNER RD 511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-934008 (020)/9340 1/2

General Information

Parcel Number 89-10-19-200-224.000-007
Local Parcel Number 31-19-200-224.000-20

Tax ID: 020-00968-01

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 007 (Local 020)
CENTERVILLE TOWN

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 934008-020
CENTER-934008 (020)

Section/Plat 3119200

Location Address (1)
109 W COLLEGE CORNER 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

SOPER, MICHAEL L & CHERYL L
109 W COLLEGE CORNER RD
CENTERVILLE, IN 47330

Legal

PT N 1/2 NE SEC 19-16-14 0.37A & 0.53A

Transfer of Ownership

Date 01/01/1900 Owner SOPER, MICHAEL L &
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

3/1/2023 Misc: 2023 GENERAL REVALUATION



Res

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 (\$21,000, \$118,400, \$139,400, etc.).

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. Rows for Land Type 9 and 82.

Land Computations

Table with columns: Land Computations (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) and values (0.90, 0, \$21,000, 0.90, 0.00, 0.04, 0.00, 0.86, 0.00, 0.00, \$0, 0.00, 0.0, \$0, \$0, \$0, \$21,000, \$0, \$21,000, \$0, \$0, \$21,000).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1576 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

**Plumbing**

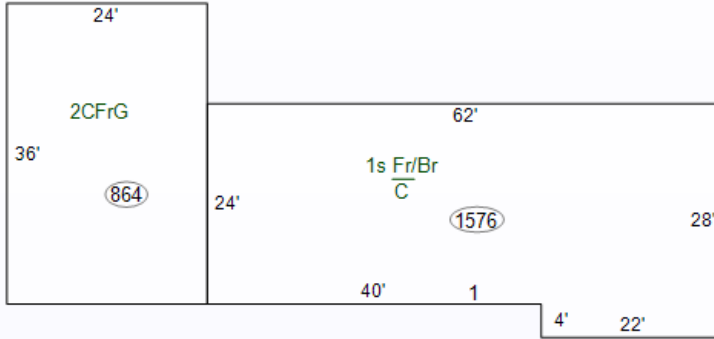
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1576	1576	\$143,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1576	0	\$9,600	
Slab					

**Total Base** \$153,300

**Adjustments** 1 Row Type Adj. x 1.00 \$153,300

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

**Sub-Total, One Unit** \$155,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$155,700
Garages (+) 864 sqft	\$31,900	\$187,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

**Replacement Cost** \$159,460

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2/6 Maso	C	1964	1964	61	A			0.85		1,576 sqft	\$159,460	42%	\$92,490	0%	100%	1.280	1.000	100.00	0.00	0.00	\$118,400