

89-10-19-200-231.000-007

BLACKWELL, JOSHUA C & BRA

1005 N MCMINN RD

510, 1 Family Dwell - Platted Lot

CENTER-934008 (020)/9340

1/2

General Information

Parcel Number 89-10-19-200-231.000-007
Local Parcel Number 31-19-200-231.000-20

Tax ID: 020-00490-01

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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)
1005 N MCMINN 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

BLACKWELL, JOSHUA C & BRANDI N
1005 N MC MINN RD
CENTERVILLE, IN 47330

Legal

LOT 2 APPLE VALLEY SUB 1.02A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/31/2019 and 01/01/1900 transactions.

Notes

12/16/2022 Misc: 2023 GENERAL REVAL



Res

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). Rows 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. Rows for land types 9 and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.01), Actual Frontage (0), Developer Discount, Parcel Acreage (1.02), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (0.92), 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 (\$21,300), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$21,300).

Data Source External Only

Collector 11/28/2022 rc

Appraiser 12/16/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2332 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
Patio, Concrete	240	\$1,900

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

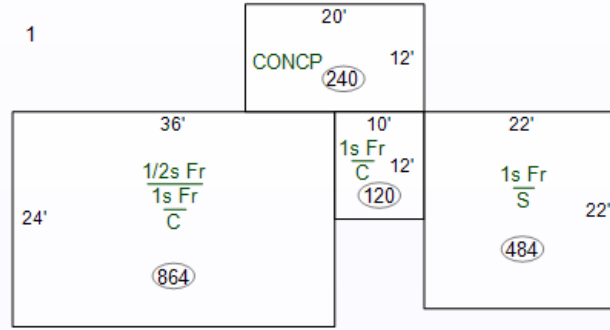
Accommodations

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

Heat Type

Central Warm Air

3
2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1468	1468	\$133,200	
2					
3					
4					
1/4					
1/2	1Fr	864	864	\$38,100	
3/4					
Attic					
Bsmt					
Crawl		984	0	\$7,500	
Slab		484	0	\$0	
Total Base				\$178,800	

Adjustments

1 Row Type Adj. x 1.00	\$178,800
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1468 \$4,800
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$186,000

Sub-Total, 1 Units

Exterior Features (+)	\$1,900	\$187,900
Garages (+) 0 sqft	\$0	\$187,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$175,687

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	1 1/2	Wood Fr	C+2	1977	1995	30	G		0.85		2,332 sqft	\$175,687	22%	\$137,040	0%	100%	1.280	1.000	100.00	0.00	0.00	\$175,400
2: Detached Garage/Boat H	1	Pole	C	1983	1983	42	A	\$25.20	0.85	\$21.42	28'x36'	\$24,566	30%	\$17,200	0%	100%	1.280	1.000	100.00	0.00	0.00	\$22,000
3: Lean-To	1	Earth Flo	D	1985	1985	40	F	\$1.13	0.85		7'x28' x 0'	\$151	60%	\$60	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100