

General Information

Parcel Number 89-10-19-200-232.000-007

Local Parcel Number 31-19-200-232.000-20

Tax ID: 020-00482-00

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) 1003 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

FRIED, ZVI PO BOX 34 CENTERVILLE, IN 47330

Legal

LOT 3 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 transactions from 07/27/2021 to 01/01/1900.

Notes

12/16/2022 Misc: 2023 GENERAL REVAL 9/22/2021 Misc: 2022 SALES REVIEW, PERMIT # 21129 ADD NEW BATH DONE 10-14-21



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 show data 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 include data for Land Type 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.02), Actual Frontage (0), Developer Discount, Parcel Acreage (1.02), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.10), 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
Style	N/A
Finished Area	1952 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Stoop, Masonry	28	\$1,800
Patio, Concrete	120	\$1,000
Stoop, Masonry	80	\$2,700
Patio, Concrete	112	\$800

Plumbing

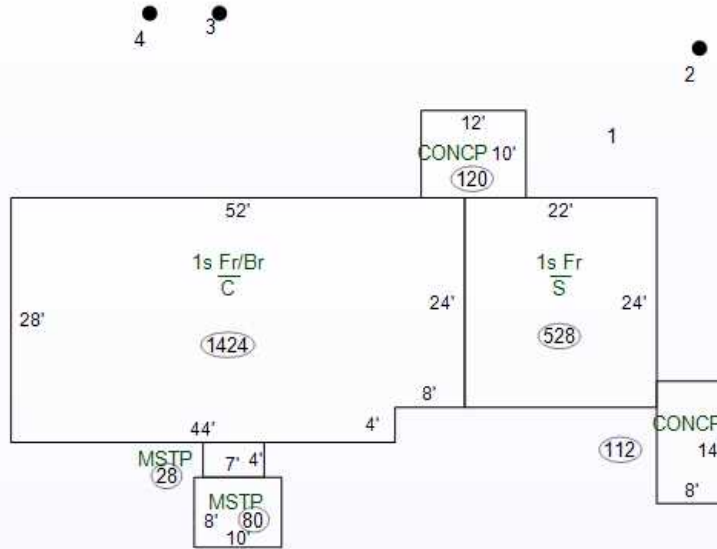
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1952	1952	\$168,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1424	0	\$9,100	
Slab	528	0	\$0	
Total Base			\$178,000	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$182,800

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$189,100
Garages (+) 0 sqft	\$0	\$189,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$168,772

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	2/6 Maso	C+1	1977	2014	11 A		0.85		1,952 sqft	\$168,772	10%	\$151,890	0%	100%	1.280	1.000	100.00	0.00	0.00	\$194,400
2: Detached Garage	1	Pole	C	2010	2010	15 A	\$25.20	0.85	\$21.42	30'x32'	\$20,563	14%	\$17,680	0%	100%	1.280	1.000	100.00	0.00	0.00	\$22,600
3: Pool, Above Ground (circu	1	SV	D	2008	2008	17 A		0.85		24' Circ		85%		0%	100%	1.280	1.000	100.00	0.00	0.00	\$0
4: Wood Deck- w pool	1	SV	C	2008	2008	17 A		0.85		13'x15'		16%		0%	100%	1.280	1.000	100.00	0.00	0.00	\$0