

General Information

Parcel Number 89-10-19-240-105.000-007
Local Parcel Number 31-19-240-105.000-20

Tax ID: 020-00418-00

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 204991-020
CENTER-204991 (020)

Section/Plat 3119240

Location Address (1)
607 N MORTON AVE
CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

COLE, FRED JR
PO BOX 254
CENTERVILLE, IN 47330

Legal

PT NE 19-16-14 0.119A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/25/2021 to 01/01/1900.

Notes

1/12/2023 Misc: 2023 GENERAL REVALUATION

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 0', CI 100' X 0')

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. Row shows data for Land Type 9, Pricing Method A, etc.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.12), Actual Frontage (0), Developer Discount, Parcel Acreage (0.12), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.12), 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 (\$6,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$6,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 480 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, Enclosed Frame	90	\$9,400
Wood Deck	176	\$4,100

Plumbing

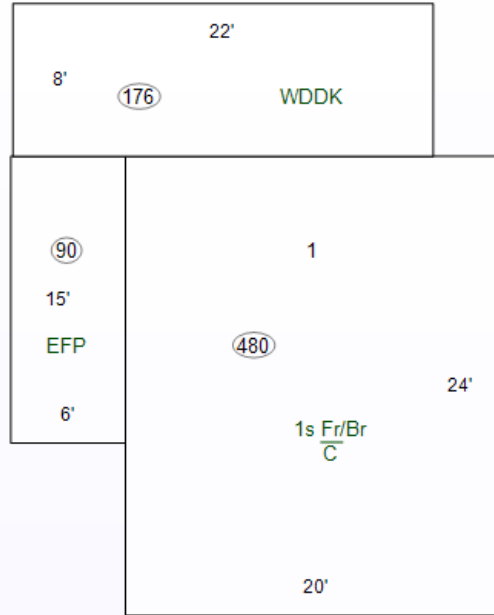
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	480	480	\$63,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	480	0	\$5,600	
Slab				

Total Base \$68,800
Adjustments 1 Row Type Adj. x 1.00 \$68,800

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 \$68,800

Sub-Total, 1 Units

Exterior Features (+)	\$13,500	\$82,300
Garages (+) 0 sqft	\$0	\$82,300
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost \$55,964

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	1/6 Maso	D	1958	1958	67	A			0.85		480 sqft	\$55,964	47%	\$29,660	0%	100%	1.140	1.000	100.00	0.00	0.00	\$33,800
2: Car Shed	1	SV	E	2015	2015	10	F			0.85		12'x20'		25%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0
3: Detached Garage/Boat H	1	Wood Fr	D	1958	1958	67	F		\$59.52	0.85	\$40.47	12'x20'	\$9,714	60%	\$3,890	0%	100%	1.140	1.000	100.00	0.00	0.00	\$4,400