

General Information

Parcel Number 89-10-19-300-353.000-004
Local Parcel Number 31-19-300-353.000-03

Tax ID: 003-00581-00

Routing Number

Property Class 511
1 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 3119300
Location Address (1) 7046 US HIGHWAY 40 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

SIMS, DONALD R JR & PATRICIA A
7046 W US HWY 40
CENTERVILLE, IN 47330

Legal

PT SW SEC 19-16-14 0.92A 147.5 FTX272.5 FT PT
SW SEC 29-16-14 0.67A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/04/2022 SIMS, DONALD R JR and 01/01/1900 FULTON, SHERRIE J.

Notes

10/11/2018 Misc: 2019 GENERAL REVALUATION: MOVED CNPY/CONCP OVER, ADDED CAR SHED, AND REMOVED SHED

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 2025, 2024, 2023, 2022, 2021.

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, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.59), Actual Frontage (0), Developer Discount, Parcel Acreage (1.59), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.25), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.34), 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 (\$21,800), 91/92 Value (\$2,200), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$2,200), CAP 3 Value (\$0), Total Value (\$24,000).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1569 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
Canopy, Shed Type	220	\$1,800
Patio, Concrete	220	\$1,700
Stoop, Masonry	216	\$4,800

**Plumbing**

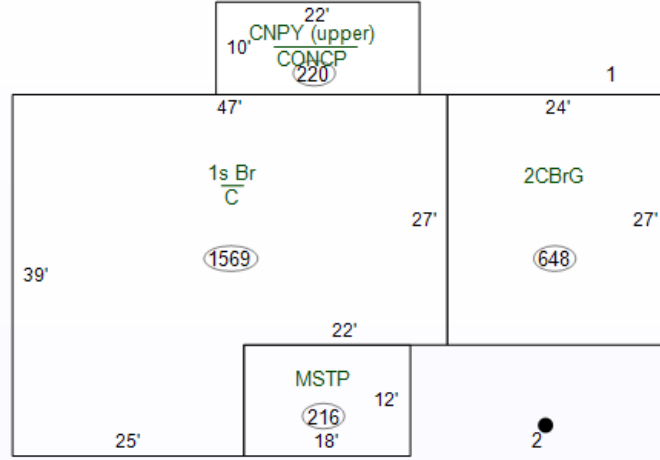
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
3		
2		
1		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1569	1569	\$153,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1569	0	\$9,600	
Slab					

**Total Base** \$162,800

**Adjustments** 1 Row Type Adj. x 1.00 \$162,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1569	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$173,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,300	\$182,200
Garages (+) 648 sqft	\$27,300	\$209,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$186,979</b>

**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	Brick	C+1	1968	1995	30 A		0.85		1,569 sqft	\$186,979	24%	\$142,100	0%	100%	1.270	1.000	100.00	0.00	0.00	\$180,500
2: Car Shed	1	SV	C	2007	2007	18 A		0.85		18'x21'		35%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
3: Detached Garage/Boat H	1	Brick	C	1979	1979	46 A	\$49.10	0.85	\$41.74	24'x30'	\$30,049	35%	\$19,530	0%	100%	1.270	1.000	100.00	0.00	0.00	\$24,800
4: Utility Shed	1	SV	D	2005	2005	20 A		0.85		12'x16'		50%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0