

89-10-19-300-362.000-004

General Information

Parcel Number  
89-10-19-300-362.000-004

Local Parcel Number  
31-19-300-362.000-03

Tax ID:  
003-00447-00

Routing Number

Property Class 511 RENTAL  
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)  
6931 W US HIGHWAY 40  
CENTERVILLE, IN 47330

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Friday, May 16, 2025

Review Group 2027

KARNES, MICHAEL L & KARA S

Ownership

KARNES, MICHAEL L & KARA S TOL  
6931 W US HWY 40  
CENTERVILLE, IN 47330

Legal

PT SW SEC 19-16-14 0.75A



6931 W US HIGHWAY 40

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

| Date       | Owner               | Doc ID     | Code | Book/Page | Adj Sale Price | V/I |
|------------|---------------------|------------|------|-----------|----------------|-----|
| 10/26/2022 | KARNES, MICHAEL L   | 2022010655 | WD   | /         | \$220,000      | V   |
| 04/29/2020 | DILLEY, DAVID R & J | 2020003138 | RR   | /         |                | I   |
| 09/26/2008 | DILLEY, DAVID R & J | 2008008676 | QC   | /         |                | I   |
| 01/01/1900 | ANDERSON, CHERYL    | 2008008676 | QC   | /         |                | I   |

CENTER-934008 (003)/9340 1/2

Notes

1/23/2024 PERMIT/CO: 2024 PERMIT# 23-393 ADD WDDK PER F/C  
3/2/2023 Misc: 2023 GENERAL REVALUATION  
2/10/2023 Misc: 2023 SALES REVIEW

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

| 2025             | Assessment Year     | 2025                                | 2025                     | 2024                     | 2023                     | 2022                     |
|------------------|---------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| WIP              | Reason For Change   | AA                                  | AA                       | AA                       | AA                       | AA                       |
| 05/16/2025       | As Of Date          | 05/15/2025                          | 04/22/2025               | 04/17/2024               | 04/20/2023               | 04/22/2022               |
| Indiana Cost Mod | Valuation Method    | Indiana Cost Mod                    | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         | Indiana Cost Mod         |
| 1.0000           | Equalization Factor | 1.0000                              | 1.0000                   | 1.0000                   | 1.0000                   | 1.0000                   |
|                  | Notice Required     | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$20,000         | Land                | \$20,000                            | \$20,000                 | \$17,100                 | \$15,400                 | \$15,400                 |
| \$20,000         | Land Res (1)        | \$20,000                            | \$20,000                 | \$17,100                 | \$15,400                 | \$15,400                 |
| \$0              | Land Non Res (2)    | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$212,100        | Improvement         | \$212,100                           | \$212,100                | \$182,700                | \$162,500                | \$143,100                |
| \$212,100        | Imp Res (1)         | \$212,100                           | \$212,100                | \$182,700                | \$162,500                | \$143,100                |
| \$0              | Imp Non Res (2)     | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$232,100        | Total               | \$232,100                           | \$232,100                | \$199,800                | \$177,900                | \$158,500                |
| \$232,100        | Total Res (1)       | \$232,100                           | \$232,100                | \$199,800                | \$177,900                | \$158,500                |
| \$0              | Total Non Res (2)   | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Total Non Res (3)   | \$0                                 | \$0                      | \$0                      | \$0                      | \$0                      |

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

| 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    |
|-----------|----------------|---------|------------|----------|--------|----------|-----------|------------|---------|---------------|--------|--------|-------|----------|
| 9         | A              |         | 0          | 0.680000 | 1.35   | \$21,800 | \$29,430  | \$20,012   | 0%      | 1.0000        | 100.00 | 0.00   | 0.00  | \$20,010 |
| 82        | A              | GE      | 0          | 0.070000 | 1.02   | \$2,120  | \$2,162   | \$151      | -100%   | 1.0000        | 0.00   | 100.00 | 0.00  | \$00     |

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.75                     |
| Actual Frontage         | 0                        |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.75                     |
| 81 Legal Drain NV       | 0.00                     |
| 82 Public Roads NV      | 0.07                     |
| 83 UT Towers NV         | 0.00                     |
| 9 Homesite              | 0.68                     |
| 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       | \$20,000                 |
| 91/92 Value             | \$0                      |
| Supp. Page Land Value   |                          |
| CAP 1 Value             | \$20,000                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$20,000                 |

General Information

OccupancySingle-Family  
DescriptionResidential Dwelling  
Story Height1 1/2  
StyleN/A  
Finished Area2560 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 Masonry | 70   | \$8,600  |
| Porch, Enclosed Masonry | 190  | \$15,000 |
| Patio, Concrete         | 165  | \$1,300  |
| Porch, Enclosed Frame   | 119  | \$10,600 |
| Wood Deck               | 256  | \$5,400  |

Plumbing

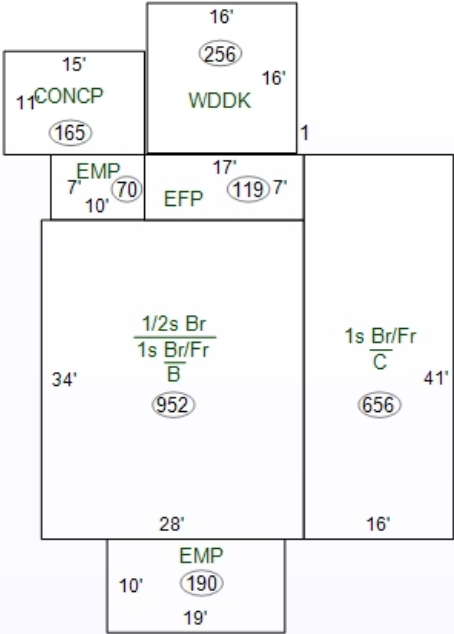
|               | # | TF |
|---------------|---|----|
| Full Bath     | 1 | 3  |
| Half Bath     | 0 | 0  |
| Kitchen Sinks | 1 | 1  |
| Water Heaters | 1 | 1  |
| Add Fixtures  | 0 | 0  |
| Total         | 3 | 5  |

Accommodations

|              |   |
|--------------|---|
| Bedrooms     | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms  | 6 |

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 92     | 1608 | 1608   | \$145,200 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   | 7      | 952  | 952    | \$40,600  |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        | 952  | 0      | \$33,600  |        |
| Crawl |        | 656  | 0      | \$6,400   |        |
| Slab  |        |      |        |           |        |

Total Base \$225,800

Adjustments 1 Row Type Adj. x 1.00 \$225,800

|                  |                 |         |
|------------------|-----------------|---------|
| Unfin Int (-)    |                 | \$0     |
| Ex Liv Units (+) |                 | \$0     |
| Rec Room (+)     |                 | \$0     |
| Loft (+)         |                 | \$0     |
| Fireplace (+)    | MS:1 MO:1       | \$4,500 |
| No Heating (-)   |                 | \$0     |
| A/C (+)          | 1:1608 1/2:952  | \$6,200 |
| No Elec (-)      |                 | \$0     |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0     |
| Spec Plumb (+)   |                 | \$0     |
| Elevator (+)     |                 | \$0     |

Sub-Total, One Unit \$236,500

Sub-Total, 1 Units

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$40,900 | \$277,400 |
| Garages (+) 0 sqft                | \$0      | \$277,400 |
| Quality and Design Factor (Grade) |          | 1.00      |
| Location Multiplier               |          | 0.85      |
| Replacement Cost                  |          | \$235,790 |

Summary of Improvements

| Description               | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co 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        | 4/6 Maso    | C     | 1936       | 1966     | 59      | G     |           | 0.85 |          | 3,512 sqft | \$235,790 | 35%      | \$153,260     | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$194,600    |
| 2: Detached Garage/Boat H | 1            | Pole        | C     | 1978       | 1978     | 47      | A     | \$25.20   | 0.85 | \$21.42  | 30'x33'    | \$21,206  | 35%      | \$13,780      | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$17,500     |