

89-10-19-430-108.000-007

HAUPTSTUECK, JOSEPH

504 W MAIN ST

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-204045 (020)/2040

1/2

General Information

Parcel Number 89-10-19-430-108.000-007
Local Parcel Number 31-19-430-108.000-20

Tax ID: 020-00124-00

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 204045-020
CENTER-204045 (020)

Section/Plat 3119430

Location Address (1)
504 W MAIN ST
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

HAUPTSTUECK, JOSEPH
504 W MAIN ST
CENTERVILLE, IN 47330

Legal

PT SE SEC 19-16-14 0.56A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 08/05/2019 to 01/01/1900.

Notes

11/1/2018 Misc: 2019 GENERAL REVALUATION: N/C PER F/C 7/9/18



Res

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

Table with columns: 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 valuation data for years 2022-2025.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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 F, F, 95, 95x258, 1.06, \$241, \$255, \$24,225, 0%, 1.0000, 100.00, 0.00, 0.00, \$24,230.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.56), Actual Frontage (95), Developer Discount, Parcel Acreage (0.56), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.56), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$24,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,200).

Data Source External Only

Collector 07/09/2022 ts

Appraiser 11/03/2022 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1066 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, Open Frame	126	\$7,500
Canopy, Shed Type	150	\$1,300
Patio, Concrete	150	\$1,200

Plumbing

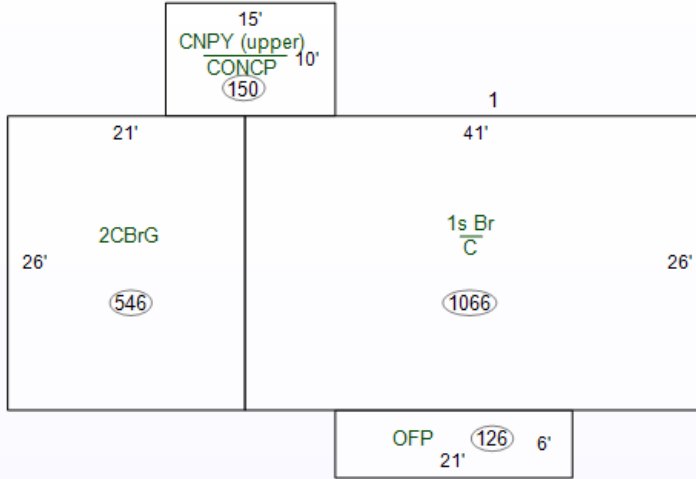
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1066	1066	\$120,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1066	0	\$7,900	
Slab					

Total Base \$128,800

Adjustments 1 Row Type Adj. x 1.00 \$128,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1066	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$139,100

Sub-Total, 1 Units

Exterior Features (+)	\$10,000	\$149,100
Garages (+) 546 sqft	\$22,300	\$171,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$145,690

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	Brick	C	1968	1968	57	A			0.85		1,066 sqft	\$145,690	40%	\$87,410	21%	100%	1.230	1.000	100.00	0.00	0.00	\$84,900