

89-10-19-430-112.000-007

SPIGLE, BRIAN L & CHERYL L

410 W MAIN ST

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-204045 (020)/2040

1/2

General Information

Parcel Number 89-10-19-430-112.000-007
Local Parcel Number 31-19-430-112.000-20

Tax ID: 020-00307-00
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)
School Corp 8360
Neighborhood 204045-020
Section/Plat 3119430
Location Address (1) 410 W MAIN ST

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

Ownership

SPIGLE, BRIAN L & CHERYL L
410 W MAIN ST
CENTERVILLE, IN 47330

Legal

PT SE SEC 19-16-14 0.66A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 05/04/2022 and 01/01/1900.

Notes

8/26/2022 Misc: 2023 SALES REVIEW
11/1/2018 Misc: 2019 GENERAL REVALUATION: REMOVE SHED PER F/C 7/9/18

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

Table with columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for each category.

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.

Land Computations

Table with columns: Description, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$23,900.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1360 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
Wood Deck	288	\$6,300
Stoop, Masonry	90	\$3,200
Canopy, Roof Extension	90	\$1,600

Plumbing

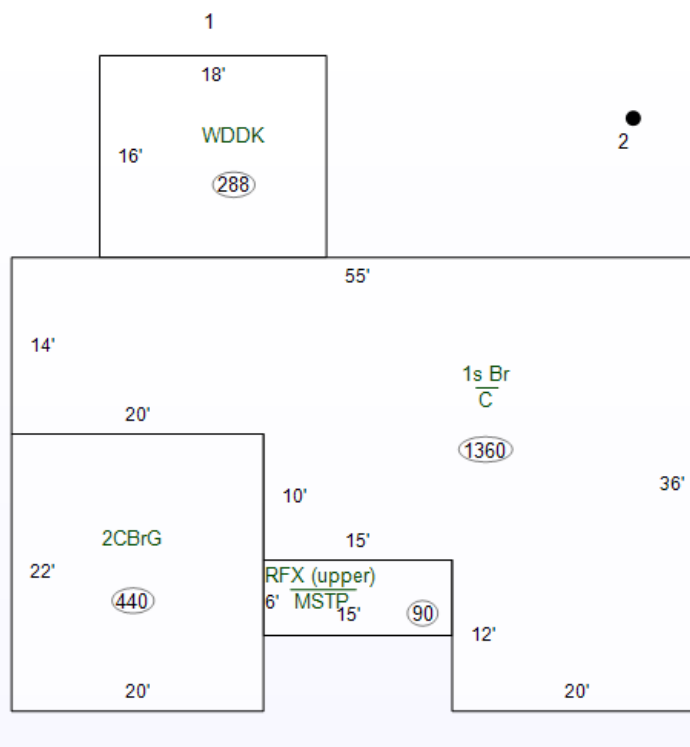
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1360	1360	\$139,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1360	0	\$8,900	
Slab				

Total Base		\$148,600
Adjustments	1 Row Type Adj. x 1.00	\$148,600
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1360	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$155,600
Sub-Total, 1 Units		
Exterior Features (+)	\$11,100	\$166,700
Garages (+) 440 sqft	\$19,400	\$186,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$166,094

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	2003	22	A		0.85		1,360 sqft	\$166,094	22%	\$129,550	0%	100%	1.230	1.000	100.00	0.00	0.00	\$159,300
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		8'x10'		55%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0