

General Information

Parcel Number 89-10-19-430-211.000-007
Local Parcel Number 31-19-430-211.000-20

Tax ID: 020-00198-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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)
402 MAPLE NUT DR
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

ELLIOTT, MICHAEL K & CHERYL E L/
JOINT REVOCABLE TRUST
402 MAPLE NUT DR
CENTERVILLE, IN 47330

Legal

69.98 X 150 FT PT LOT 4 MC MINN'S 3RD ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/05/2022 to 01/01/1900.

Notes

12/30/2022 Misc: 2023 GENERAL REVAL



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 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 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1340 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	200	\$13,800
Porch, Open Frame	96	\$6,300
Patio, Concrete	250	\$1,900

Plumbing

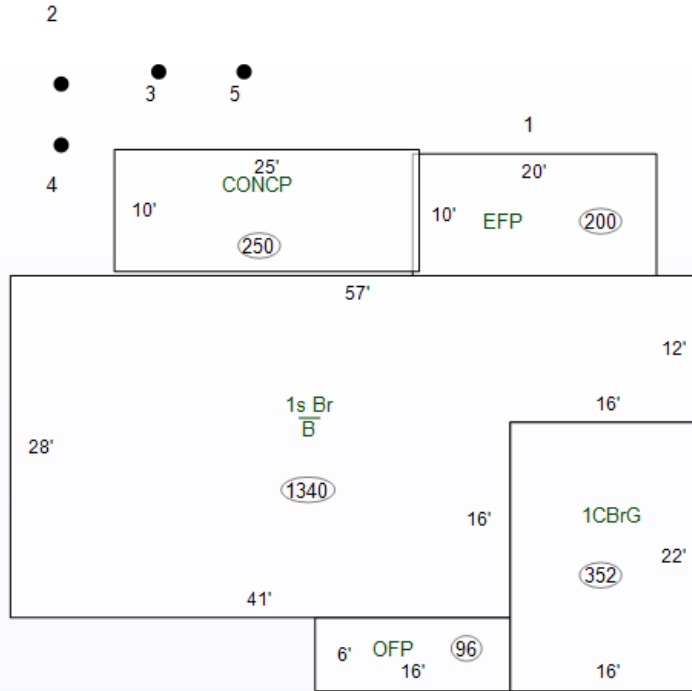
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
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	1340	1340	\$139,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1340	0	\$42,400	
Crawl					
Slab					

Total Base \$182,100

Adjustments 1 Row Type Adj. x 1.00 \$182,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1340	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$192,600

Sub-Total, 1 Units

Exterior Features (+) \$22,000 \$214,600

Garages (+) 352 sqft \$16,600 \$231,200

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.85

Replacement Cost \$176,868

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	D+2	1967	1967	58 A		0.85		2,680 sqft	\$176,868	45%	\$97,280	0%	100%	1.230	1.000	100.00	0.00	0.00	\$119,700
2: Lean-to	1	SV	D	1990	1990	35 A		0.85		4'x16' x 8'		55%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
3: Pool, Above Ground (circu	1	SV	D	2018	2018	7 A		0.85		24' Circ		56%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	1990	1990	35 A		0.85		14'x16'		65%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
5: Wood Deck w pool	1	SV	D	2018	2018	7 A		0.85		230 sqft		9%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0