

89-10-19-440-127.000-007

GREGORY, RAY E & ANGELA S

310 W MAIN ST

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-204052 (020)/2040

General Information

Parcel Number 89-10-19-440-127.000-007
Local Parcel Number 31-19-440-127.000-20

Tax ID: 020-00126-00

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 204052-020
CENTER-204052 (020)

Section/Plat 3119440

Location Address (1)
310 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

GREGORY, RAY E & ANGELA S
7066 RUBY RD
CENTERVILLE, IN 47330

Legal

PT SE SEC 19-16-14 75 1/2 FT X 165 FT



Transfer of Ownership

Date 01/01/1900 Owner GREGORY, RAY E & Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/3/2023 Misc: 2023 GENERAL REVAL

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value (\$15,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1001 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
Stoop, Masonry	32	\$1,800
Canopy, Shed Type	32	\$400

Plumbing

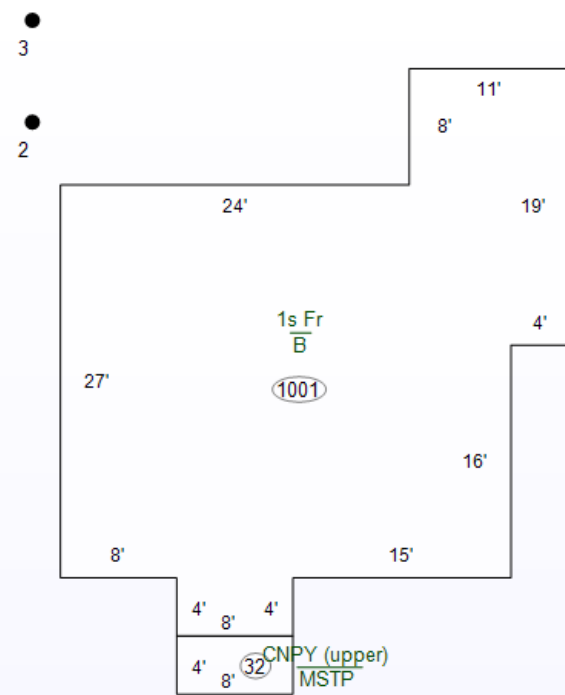
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	4
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1001	1001	\$105,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1001	0	\$34,600	
Crawl				
Slab				

Total Base \$139,900

Adjustments 1 Row Type Adj. x 1.00 \$139,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1001	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$143,700

Sub-Total, 1 Units

Exterior Features (+)	\$2,200	\$145,900
Garages (+) 0 sqft	\$0	\$145,900
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$105,413

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	Wood Fr	D+1	1940	1940	85	A		0.85		2,002 sqft	\$105,413	50%	\$52,710	0%	100%	1.090	1.000	100.00	0.00	0.00	\$57,500
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	A	\$67.14	0.85	\$45.66	12'x18'	\$9,862	50%	\$4,930	0%	100%	1.090	1.000	100.00	0.00	0.00	\$5,400
3: Utility Shed	1	SV	D	2000	2000	25	A		0.85		8'x12'		55%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0