

89-10-19-440-304.000-007

MARTIN, EDWARD O & JENNIFE

100 E MAIN ST

447, Office Bldg (1 or 2 Story)

CENTER COM-204522 (020) 1/2

General Information

Parcel Number 89-10-19-440-304.000-007
Local Parcel Number 31-19-440-304.000-20

Tax ID: 020-00439-00

Routing Number

Property Class 447 Office Bldg (1 or 2 Story)

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 007 (Local 020) CENTERVILLE TOWN

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 204522-020 CENTER COM-204522 (020)

Section/Plat 3119440

Location Address (1) 100 E MAIN ST CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 80

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

MARTIN, EDWARD O & JENNIFER J PO BOX 157 CENTERVILLE, IN 47330

Legal

24 FT 10 IN X 76 FT MAIN CROSS ST PT PUBLIC SQUARE



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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Commercial

Notes

3/25/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/3/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1
8/16/2011 : 2011: CHANGE EFF YEAR TO 1972 PER NEXUS, ENTERED 8-16-1011

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

Data Source External Only

Collector 07/12/2022 ts

Appraiser 09/08/2022 rc

Total Value \$3,700

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

	SB	B	1	U
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Wall Type	B: 1(128')	1: 2(156')	U: 2(140')
Heating		1296 sqft	1104 sqft
A/C		1296 sqft	
Sprinkler			

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	2	2	2
Total	0	0	2	2

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

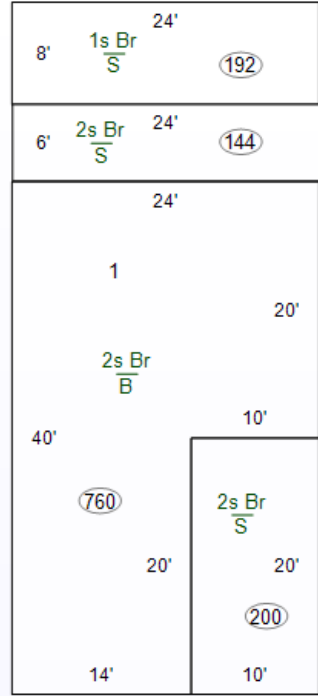
Description	Area	Value
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Special Features

Description	Value
Can, CT 96sqft	\$2,690

Other Plumbing

Description	Value
Can, CT 96sqft	\$2,690



Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENOFF
Use Area	760 sqft	1296 sqft	1104 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	128'	156'	140'
PAR	17	12	13
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	7'	9'	8'

Base Rate	\$110.78	\$207.37	\$204.21
Frame Adj	(\$10.96)	(\$8.72)	(\$10.26)
Wall Height Adj	(\$5.70)	(\$17.73)	(\$25.40)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$94.12	\$180.92	\$168.55
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$94.12	\$180.92	\$168.55
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	(\$9.57)
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	(\$8.68)
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$92.79	\$180.92	\$150.30
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$70,520	\$234,472	\$165,931

Building Computations

Sub-Total (all floors)	\$470,924	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$476,814
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$2,690	Repl. Cost New	\$405,292
Exterior Features	\$0		

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: Mixed Use Commercial	2	Brick	C	1920	1972	53 A		0.85		3,160 sqft	\$405,292	80%	\$81,060	0%	100%	1.000	0.800	0.00	0.00	100.00	\$64,800