

89-10-19-440-512.000-007

SEKULER, PAUL

206 W WALNUT ST

510, 1 Family Dwell - Platted Lot

CENTER-204052 (020)/2040

1/2

General Information

Parcel Number 89-10-19-440-512.000-007
Local Parcel Number 31-19-440-512.000-20

Tax ID: 020-00794-00

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 204052-020
CENTER-204052 (020)

Section/Plat 3119440

Location Address (1)
206 W WALNUT ST
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

SEKULER, PAUL
C/O JOSHUA & VALERIE HUNSINGE
211 NW 20TH ST
RICHMOND, IN 47374

Legal

6 FT W SIDE LOT 8 IA LOT 9 IA (CONTRACT: JOSHUA & VALERIE HUNSINGER 6-4-19 2019004165)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/30/2024 to 02/08/2010.

Notes

1/19/2023 Misc: 2023 GENERAL REVALUATION



Res

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 100', CI 100' Base Lot: Res 100' X 100', CI 100' X 100')

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 items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2396 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
Patio, Concrete	200	\$1,500
Patio, Concrete	80	\$600
Porch, Open Frame	108	\$6,300
Porch, Open Frame	60	\$4,300

Plumbing

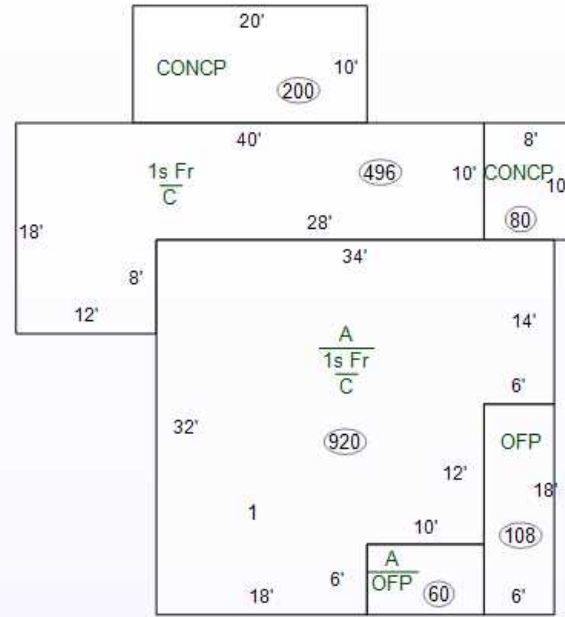
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1416	1416	\$130,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	980	980	\$21,900	
Bsmt				
Crawl	1416	0	\$9,100	
Slab				

Total Base \$161,500
Adjustments 1 Row Type Adj. x 1.00 \$161,500

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

Sub-Total, One Unit \$161,500

Sub-Total, 1 Units

Exterior Features (+)	\$12,700	\$174,200
Garages (+) 0 sqft	\$0	\$174,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$125,860

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	1850	1850	175	A		0.85		2,396 sqft	\$125,860	50%	\$62,930	0%	100%	1.090	1.000	100.00	0.00	0.00	\$68,600
2: Detached Garage/Boat H	1	Wood Fr	D	1850	1850	175	P	\$55.64	0.85	\$41.21	14'x20'	\$11,538	75%	\$2,880	0%	100%	1.090	1.000	100.00	0.00	0.00	\$3,100