89-10-19-440-512.000-007 | **SEKULER, PAUL** | **206 W WALNUT ST** | **510, 1 Family Dwell - Platted Lot** | **CENTER-204052 (020)/2040**

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: 2023

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	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2023

Ownership

SEKULER, PAUL
C/O JOSHUA & VALERIE HUNSINGE
206 W WALNUT ST
CENTERVILLE, IN 47330

Legal

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

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/04/2019	SEKULER, PAUL	2019004165	CT	/	$0	I
09/30/2016	SEKULER, PAUL	2016008060	SW	/	$15,326	I
01/12/2016	SECRETARY OF HOU	2016000254	QC	/	$0	I
08/29/2014	NATIONSTAR MORT	2014006269	SH	/	$42,600	I
02/08/2010	ELIZABETH L. MILLIG		CO	/	$58,000	V
02/08/2010	MILLIGAN, ELIZABET	2010000936	WD	/	$58,000	V

Notes

1/19/2023 Misc: 2023 GENERAL REVALUATION

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$11,300	**Land**	**$11,300**	**$11,300**	**$11,300**	**$11,300**	**$11,300**
$11,300	Land Res (1)	$11,300	$11,300	$11,300	$11,300	$11,300
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$55,500	**Improvement**	**$55,500**	**$56,100**	**$50,200**	**$49,800**	**$51,300**
$55,500	Imp Res (1)	$55,500	$56,100	$50,200	$49,800	$51,300
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$66,800	**Total**	**$66,800**	**$67,400**	**$61,500**	**$61,100**	**$62,600**
$66,800	Total Res (1)	$66,800	$67,400	$61,500	$61,100	$62,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		72	72x157	1.16	$135	$157	$11,304	0%	100%	1.0000	$11,300

Land Computations

Calculated Acreage	0.26
Actual Frontage	72
Developer Discount	☐
Parcel Acreage	0.26
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.26
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$11,300
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$11,300**

Data Source External Only **Collector** 09/08/2022 rc **Appraiser** 09/08/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2396 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [ ] Slab
- [x] Carpet
- [x] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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

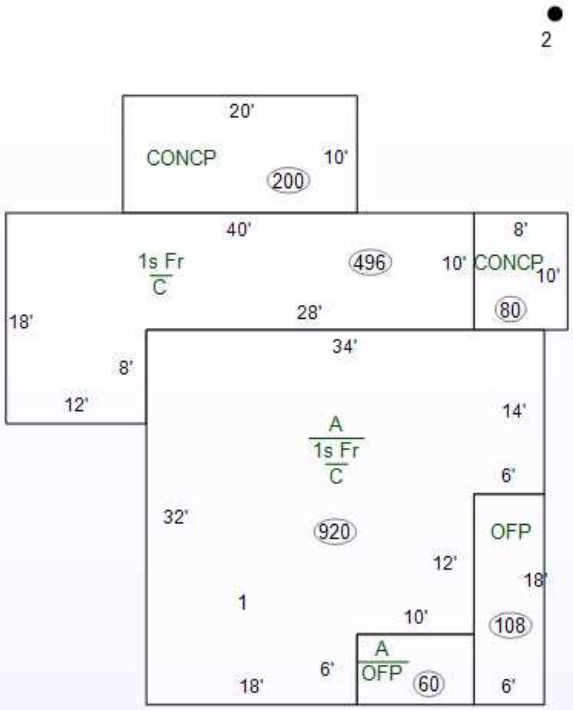
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Patio, Concrete	200	$1,200
Patio, Concrete	80	$500
Porch, Open Frame	108	$4,900
Porch, Open Frame	60	$3,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1416	1416	$98,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		980	980	$16,800	
Bsmt					
Crawl		1416	0	$6,900	
Slab					
				Total Base	$122,600
Adjustments				**1 Row Type Adj. x 1.00**	$122,600
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	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$122,600
				Sub-Total, 1 Units	
Exterior Features (+)				$10,000	$132,600
Garages (+) 0 sqft				$0	$132,600
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.87
				Replacement Cost	$98,058

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D+1	1850	1850	173	A		0.87		2,396 sqft	$98,058	50%	$49,030	0%	100%	1.080	1.0000	$53,000
2: Detached Garage/Boat	100%	1	Wood Frame	D	1850	1850	173	P	$42.59	0.87	$33.09	14'x20'	$9,267	75%	$2,320	0%	100%	1.080	1.0000	$2,500

Total all pages $55,500 **Total this page** $55,500