

89-10-20-310-101.003-007

NELLIS, JAMES C & LEONA A

501 N 1ST ST

510, 1 Family Dwell - Platted Lot

CENTER-944028 (020)/9440

1/2

General Information

Parcel Number 89-10-20-310-101.003-007
Local Parcel Number 31-20-310-101.030-20

Tax ID: 020-00812-03

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 944028-020
CENTER-944028 (020)

Section/Plat 3120310

Location Address (1)
501 N 1ST ST
CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling 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

NELLIS, JAMES C & LEONA A
501 N 1ST ST
CENTERVILLE, IN 47330

Legal

LOT 1 WESTCOTT PLACE CONDO'S EX 6269 SQ FT



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 (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), and (3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front (50), Size (50x131), Factor (1.00), Rate (\$228), Adj. Rate (\$228), Ext. Value (\$11,400), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$11,400).

Land Computations

Table with columns: Calculated Acreage (0.15), Actual Frontage (50), Developer Discount (checkbox), Parcel Acreage (0.15), 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 (0.15), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,400).

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/23/2019 NELLIS, JAMES C & L and 01/01/1900 MILLER, EDWIN R &

Notes

1/20/2023 Misc: 2023 GENERAL REVALUATION

Data Source External Only

Collector 09/13/2022 rc

Appraiser 09/13/2022 Nexus

Total Value \$11,400

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1408 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	40	\$400
Canopy, Roof Extension	40	\$1,000
Patio, Concrete	168	\$1,300

Plumbing

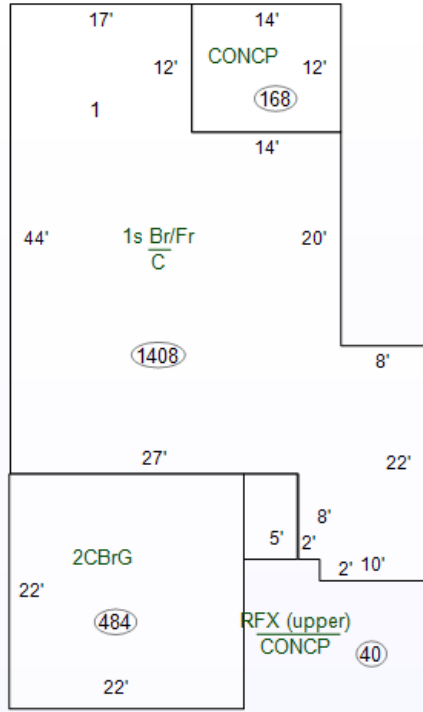
#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1408	1408	\$140,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1408	0	\$9,000	
Slab					

Total Base \$149,100

Adjustments 2 Row Type Adj. x 0.92 \$137,172

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1408 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$148,872

Sub-Total, 1 Units

Exterior Features (+)	\$2,700	\$151,572
Garages (+) 484 sqft	\$20,700	\$172,272
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$153,753

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	5/6 Maso	C+1	1998	1998	27	A			0.85		1,408 sqft	\$153,753	24%	\$116,850	0%	100%	1.260	1.000	100.00	0.00	0.00	\$147,200