

89-10-20-310-113.000-007

General Information

Parcel Number
89-10-20-310-113.000-007

Local Parcel Number
31-20-310-113.000-20

Tax ID:
020-00755-00

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 944028-020
CENTER-944028 (020)

Section/Plat
3120310

Location Address (1)
405 N 1ST 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

STOTLER, BRYAN & TARA

Ownership

STOTLER, BRYAN & TARA
405 N 1ST ST
CENTERVILLE, IN 47330

Legal

LOT 2 WESTCOTT PLACE 1ST SUB DIV

405 N 1ST ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/04/2021	STOTLER, BRYAN &	2021002039	PR	/	\$75,000	I
01/20/2015	POYNTER, SHERRY	2015000359	QC	/		I
05/24/2011	BROD, WENDY JOEL	2011003776	RW	/		I
01/01/1900	POYNTER, ERNEST	2011003776	RW	/		I

510, 1 Family Dwell - Platted Lot

CENTER-944028 (020)/9440 1/2

Notes

1/20/2023 Misc: 2023 GENERAL REVALUATION



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$23,500	Land	\$23,500	\$20,000	\$18,000	\$17,500	\$17,500
\$23,500	Land Res (1)	\$23,500	\$20,000	\$18,000	\$17,500	\$17,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$154,700	Improvement	\$154,700	\$129,500	\$117,000	\$107,500	\$98,000
\$154,700	Imp Res (1)	\$154,700	\$129,500	\$105,900	\$97,300	\$88,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$11,100	\$10,200	\$9,100
\$178,200	Total	\$178,200	\$149,500	\$135,000	\$125,000	\$115,500
\$178,200	Total Res (1)	\$178,200	\$149,500	\$123,900	\$114,800	\$106,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$11,100	\$10,200	\$9,100

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

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
F	F		100	100x140	1.03	\$228	\$235	\$23,500	0%	1.0000	100.00	0.00	0.00	\$23,500

Land Computations

Calculated Acreage	0.32
Actual Frontage	100
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.32
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	0.32
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	\$23,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$23,500

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1376 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

273

\$17,000

Patio, Concrete

64

\$600

Canopy, Roof Extension

64

\$1,300

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

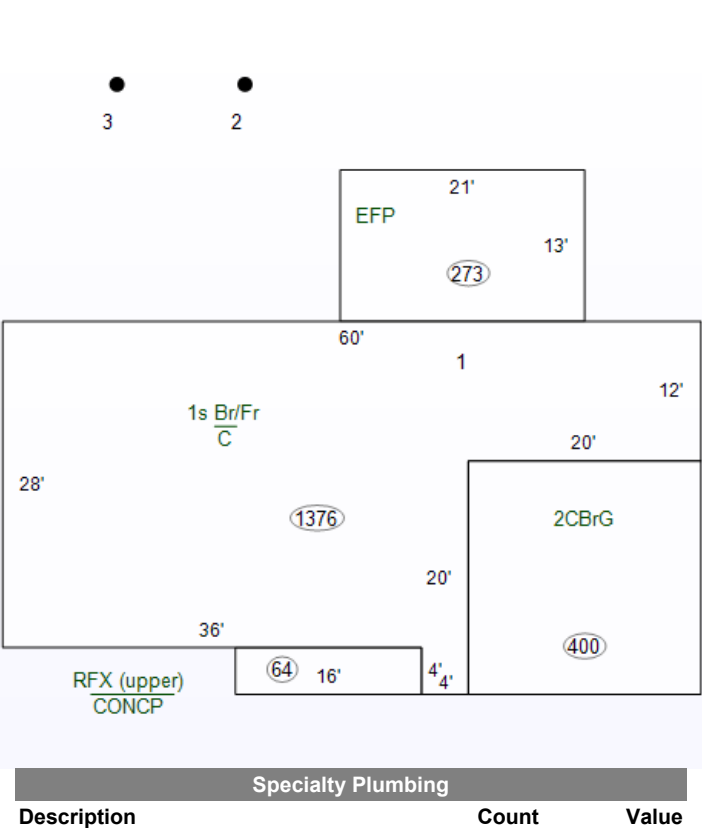
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	95	1376	1376	\$138,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1376	0	\$9,000	
Slab					
		Total Base			\$147,900
Adjustments		1 Row Type Adj. x 1.00			\$147,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)		1:1376			\$4,600
No Elec (-)					\$0
Plumbing (+ / -)		8 – 5 = 3 x \$800			\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$154,900
		Sub-Total, 1 Units			
Exterior Features (+)		\$18,900			\$173,800
Garages (+) 400 sqft		\$17,800			\$191,600
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.85
		Replacement Cost			\$171,003

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	5/6 Maso	C+1	1965	1975	50	A		0.85		1,376 sqft	\$171,003	35%	\$111,150	0%	100%	1.260	1.000	100.00	0.00	0.00	\$140,000
2: DETGAR W/CNPY/CONC	1	Wood Fr	C	1996	1996	29	A	\$59.52	0.85	\$50.59	12'x20'	\$15,372	24%	\$11,680	0%	100%	1.260	1.000	100.00	0.00	0.00	\$14,700
3: Utility Shed	1	SV	C	1965	1965	60	A		0.85		12'x15'		65%		0%	100%	1.260	1.000	100.00	0.00	0.00	\$0