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: 2023

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	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

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

Legal

LOT 2 WESTCOTT PLACE 1ST SUB DIV

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	/	$0	I
05/24/2011	BROD, WENDY JOEL	2011003776	RW	/	$0	I
01/01/1900	POYNTER, ERNEST	2011003776	RW	/	$0	I

Notes

1/20/2023 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	☐	☐	☐	☐	☐
$18,000	**Land**	**$18,000**	**$17,500**	**$17,500**	**$17,500**	**$17,500**
$18,000	Land Res (1)	$18,000	$17,500	$17,500	$17,500	$17,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$117,000	**Improvement**	**$117,000**	**$107,500**	**$98,000**	**$95,600**	**$94,000**
$105,900	Imp Res (1)	$105,900	$97,300	$88,900	$86,700	$85,200
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$11,100	Imp Non Res (3)	$11,100	$10,200	$9,100	$8,900	$8,800
$135,000	**Total**	**$135,000**	**$125,000**	**$115,500**	**$113,100**	**$111,500**
$123,900	Total Res (1)	$123,900	$114,800	$106,400	$104,200	$102,700
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$11,100	Total Non Res (3)	$11,100	$10,200	$9,100	$8,900	$8,800

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. %	Res Elig %	Market Factor	Value
F	F		100	100x140	1.03	$175	$180	$18,000	0%	100%	1.0000	$18,000

Land Computations

Calculated Acreage	0.32
Actual Frontage	100
Developer Discount	☐
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$18,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$18,000**

Data Source External Only **Collector** 09/13/2022 rc **Appraiser** 09/13/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1376 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

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

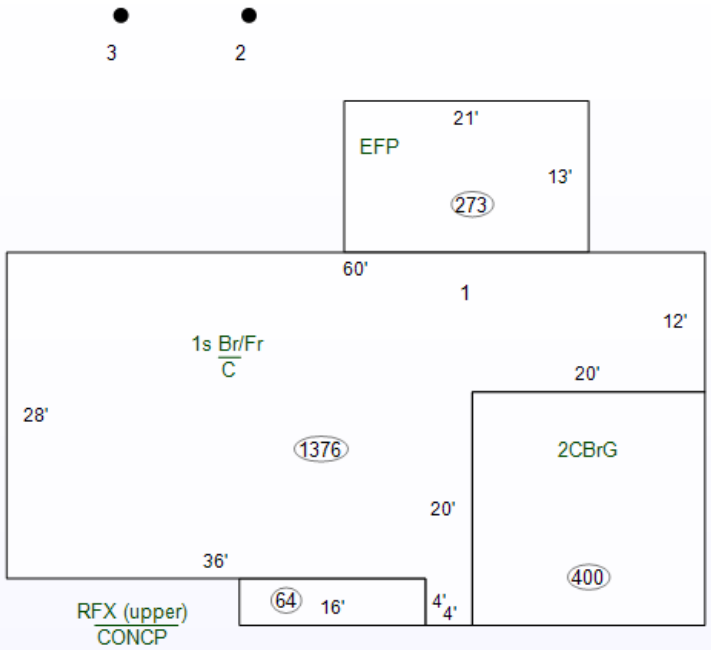
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	273	$12,800
Patio, Concrete	64	$500
Canopy, Roof Extension	64	$1,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1376	1376	$105,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1376	0	$6,800	
Slab					
			Total Base		$112,400
Adjustments			**1 Row Type Adj. x 1.00**		$112,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1376	$3,500
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $800	$2,400
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$118,300
				Sub-Total, 1 Units	
Exterior Features (+)				$14,300	$132,600
Garages (+) 400 sqft				$13,600	$146,200
				Quality and Design Factor (Grade)	1.05
				Location Multiplier	0.87
				Replacement Cost	$133,554

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	5/6 Masonry	C+1	1965	1975	48	A		0.87		1,376 sqft	$133,554	35%	$86,810	0%	100%	1.220	1.0000	$105,900
2: DETGAR W/CNPY/CO	0%	1	Wood Frame	C	1996	1996	27	A	$45.76	0.87	$39.81	12'x20'	$11,991	24%	$9,110	0%	100%	1.220	1.0000	$11,100
3: Utility Shed	0%	1	SV	C	1965	1965	58	A		0.87		12'x15'		65%		0%	100%	1.220	1.0000	$0