

89-10-20-310-114.000-007

General Information

Parcel Number
89-10-20-310-114.000-007

Local Parcel Number
31-20-310-114.000-20

Tax ID:
020-00355-00

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)
409 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

RUSSELL, ELMER F & LINDA L

Ownership

RUSSELL, ELMER F & LINDA L WILLI
409 N 1ST ST
CENTERVILLE, IN 47330

Legal

LOT 3 WESTCOTT PLACE 1ST SUB DIV

409 N 1ST ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/06/2012	RUSSELL, ELMER F	2012001679	QC	/	\$39,900	I
02/17/2012	DEPARTMENT OF VE	2012001241	WD	/	\$0	I
02/17/2012	PNC MORTGAGE	2012001240	SH	/	\$90,334	I
05/09/2007	LAMBERT, STEPHEN		CO	/		I
01/01/1900	MATHEWS, CHARLE		CO	/		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	☐	☐	☐	☐	☐
\$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
\$151,600	Improvement	\$151,600	\$127,100	\$114,800	\$114,200	\$104,800
\$151,600	Imp Res (1)	\$151,600	\$127,100	\$114,800	\$114,200	\$104,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$175,100	Total	\$175,100	\$147,100	\$132,800	\$131,700	\$122,300
\$175,100	Total Res (1)	\$175,100	\$147,100	\$132,800	\$131,700	\$122,300
\$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 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	☐
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

Data Source External Only

Collector 09/13/2022 rc

Appraiser 09/13/2022 Nexus

General Information

OccupancySingle-Family
DescriptionResidential Dwelling
Story Height1
StyleN/A
Finished Area1584 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
Stoop, Masonry	64	\$2,700
Wood Deck	300	\$6,300

Plumbing

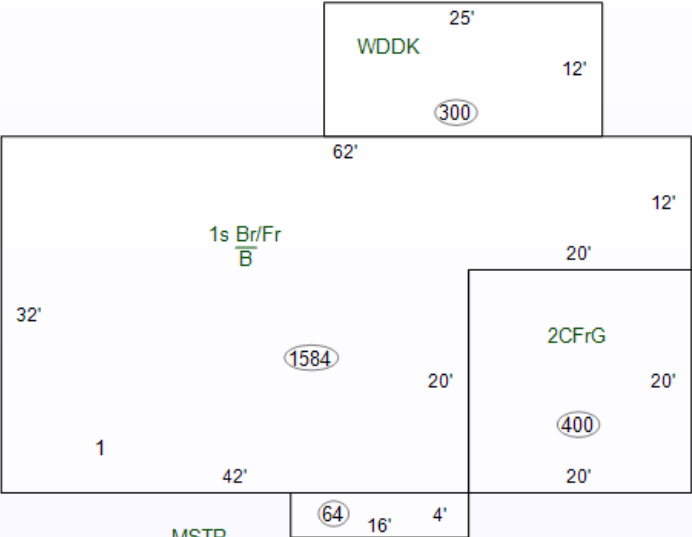
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1584	1584	\$150,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1584	0	\$46,500	
Crawl					
Slab					

	Total Base	\$197,400
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Adjustments	1 Row Type Adj. x 1.00	\$197,400
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1584	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$209,300
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$9,000	\$218,300
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Garages (+) 400 sqft	\$17,600	\$235,900
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Quality and Design Factor (Grade)	1.00	
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Location Multiplier	0.85	
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	Replacement Cost	\$200,515
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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	1968	1968	57	A		0.85		3,168 sqft	\$200,515	40%	\$120,310	0%	100%	1.260	1.000	100.00	0.00	0.00	\$151,600
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		8'x12'		55%		0%	100%	1.260	1.000	100.00	0.00	0.00	\$0