

89-10-20-310-201.000-007

BRYANT, GARY L & FLORENCE

301 N 1ST ST

510, 1 Family Dwell - Platted Lot

CENTER-204051 (020)/2040 1/2

General Information

Parcel Number 89-10-20-310-201.000-007
Local Parcel Number 31-20-310-201.000-20

Tax ID: 020-00212-00

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 204051-020 CENTER-204051 (020)
Section/Plat 3120310
Location Address (1) 301 N 1ST ST CENTERVILLE, IN 47330

Ownership

BRYANT, GARY L & FLORENCE ANN
PO BOX 413
CENTERVILLE, IN 47330

Legal

LOT 4 OP, PT LOT 5 OP, PT LOT 16 OP, PT LOT 17 OP

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/22/2017 BRYANT, GARY L & F and 01/01/1900 EICHER, MARGARET.

Notes

11/4/2019 Misc: 2020 NEW CONSTRUCTION: CHANGE CONDITION OF IMPROVEMENTS AND CORRECT OBSOL PER F/C 11/4/19
8/16/2018 Misc: 2019 GENERAL REVALUATION PHASE 1 8/2/2018: ADDED CNPY PER F/C 2/6/18
7/5/2017 Misc: DWELLING GRADE TO C AND COND. TO POOR, UTIL SHED TO VP AND ADD CONC FLOOR, LEAN-TO TO VP AND CHANGE SIZE, DET. GAR. TO FAIR AND CHANGE SIZE, ADD LEAN-TO AND OBSOL TO SFD PER COUNTY ASSESSOR AND APPEAL 7/5/17



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for years 2025, 2024, 2023, 2022, 2021.

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

Table with columns: 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. Row shows F, F, 160, 160x185, 1.20, \$182, \$218, \$34,880, -5%, 1.0000, 100.00, 0.00, 0.00, \$33,140.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.68), Actual Frontage (160), Developer Discount, Parcel Acreage (0.68), 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 (0.68), 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 (\$33,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$33,100).

Printed Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 08/02/2022 ts

Appraiser 09/13/2022 rc

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2332 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
Porch, Enclosed Masonry	216	\$16,200
Porch, Open Frame	84	\$5,300
Patio, Concrete	144	\$1,200
Canopy, Shed Type	144	\$1,300

Plumbing

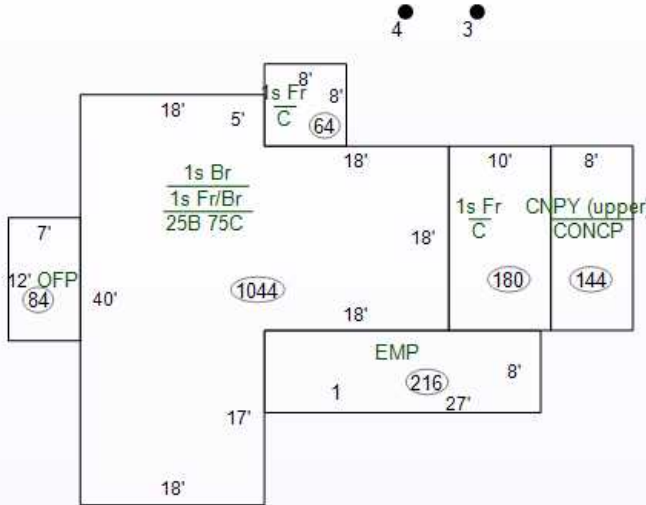
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1288	1288	\$130,600	
2	7	1044	1044	\$64,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		261	0	\$19,000	
Crawl		1027	0	\$7,700	
Slab					

Total Base \$222,100

Adjustments 1 Row Type Adj. x 1.00 \$222,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1288 2:1044 \$6,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$228,500

Sub-Total, 1 Units

Exterior Features (+)	\$24,000	\$252,500
Garages (+) 0 sqft	\$0	\$252,500
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	

Replacement Cost \$214,625

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	2	5/6 Maso	C	1840	1920	105	A		0.85		2,593 sqft	\$214,625	45%	\$118,040	65%	100%	1.070	1.000	100.00	0.00	0.00	\$44,200
2: Detached Garage/Boat H	1	Wood Fr	C	1999	1999	26	A	\$44.13	0.85	\$37.51	20'x24'	\$18,005	24%	\$13,680	0%	100%	1.070	1.000	100.00	0.00	0.00	\$14,600
3: Lean-to	1	Concrete	C	1900	1900	125	F	\$8.80	0.85		12'x18' x 8'	\$1,616	70%	\$480	0%	100%	1.000	1.000	0.00	0.00	100.00	\$500
4: Utility Shed	1	SV	C	1900	1900	125	F		0.85		24'x22'		70%		0%	100%	1.070	1.000	100.00	0.00	0.00	\$0