

89-10-20-330-402.000-007

LEWIS, ARLIE & CONNIE E

107 E WALNUT ST

510, 1 Family Dwell - Platted Lot

CENTER-204052 (020)/2040

1/2

General Information

Parcel Number 89-10-20-330-402.000-007
Local Parcel Number 31-20-330-402.000-20

Tax ID: 020-00138-00

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 204052-020
CENTER-204052 (020)

Section/Plat 3120330

Location Address (1)
107 E WALNUT 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

Ownership

LEWIS, ARLIE & CONNIE E
108 E WALNUT ST
CENTERVILLE, IN 47330

Legal

17 FT W S LOT 119 S 26 FT E S LOT 118 S

Transfer of Ownership

Date 01/01/1900 Owner LEWIS, ARLIE & CON Doc ID Code Book/Page Adj Sale Price V/I



Res

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

Table with 7 columns: Year, 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)

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

Table with 15 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

Notes

12/19/2022 Misc: 2023 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$8,900

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 1560 sqft |
| Make | |

Floor Finish

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

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" 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 |
| Porch, Enclosed Frame | 176 | \$12,800 |
| Porch, Open Masonry | 120 | \$8,000 |

Plumbing

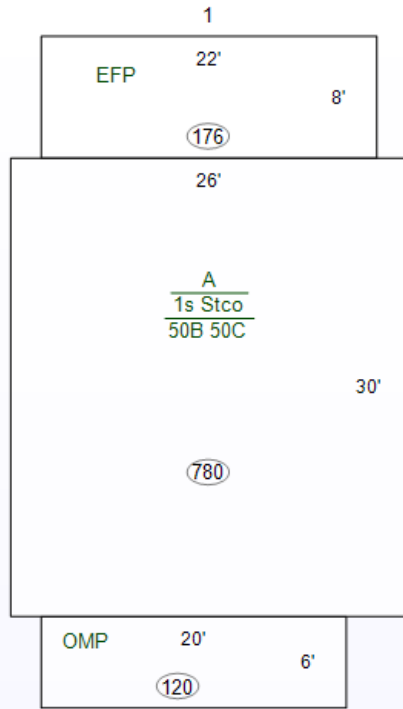
| | | |
|----------------------|----------|-----------|
| | # | TF |
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 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 | 2 | 780 | 780 | \$86,500 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | 780 | 780 | \$19,400 | |
| Bsmt | | 390 | 0 | \$21,500 | |
| Crawl | | 390 | 0 | \$5,100 | |
| Slab | | | | | |

| | |
|--------------------|-------------------------------|
| Total Base | \$132,500 |
| Adjustments | 1 Row Type Adj. x 1.00 |
| Adjustments | \$132,500 |

| | |
|------------------|-----------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | \$0 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

| | |
|----------------------------|-----------|
| Sub-Total, One Unit | \$132,500 |
|----------------------------|-----------|

| | |
|---------------------------|--|
| Sub-Total, 1 Units | |
|---------------------------|--|

| | | |
|-----------------------|----------|-----------|
| Exterior Features (+) | \$20,800 | \$153,300 |
|-----------------------|----------|-----------|

| | | |
|--------------------|-----|-----------|
| Garages (+) 0 sqft | \$0 | \$153,300 |
|--------------------|-----|-----------|

| | |
|-----------------------------------|------|
| Quality and Design Factor (Grade) | 0.85 |
|-----------------------------------|------|

| | |
|---------------------|------|
| Location Multiplier | 0.85 |
|---------------------|------|

| | |
|-------------------------|-----------|
| Replacement Cost | \$110,759 |
|-------------------------|-----------|

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 | Stucco | D+1 | 1900 | 1900 | 125 | A | | 0.85 | | 1,950 sqft | \$110,759 | 50% | \$55,380 | 0% | 100% | 1.090 | 1.000 | 100.00 | 0.00 | 0.00 | \$60,400 |
| 2: Utility Shed | 1 | SV | D | 2005 | 2005 | 20 | A | | 0.85 | | 12'x16' | | 50% | | 0% | 100% | 1.090 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |
| 3: Utility Shed | 1 | SV | D | 2010 | 2010 | 15 | A | | 0.85 | | 10'x20' | | 45% | | 0% | 100% | 1.090 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |