

89-10-20-330-410.000-007

MACK, GORDON J & ESTHER J

205 E WALNUT ST

510, 1 Family Dwell - Platted Lot

CENTER-204052 (020)/2040

1/2

General Information

Parcel Number 89-10-20-330-410.000-007
Local Parcel Number 31-20-330-410.000-20

Tax ID: 020-00368-00

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)
205 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

MACK, GORDON J & ESTHER J
205 E WALNUT ST
CENTERVILLE, IN 47330

Legal

8 FT E SIDE LOT 123 S LOT 124 S

Transfer of Ownership

Date 01/01/1900 Owner MACK, GORDON J &
Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/19/2022 Misc: 2023 GENERAL REVAL



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

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 \$15,200

Data Source External Only

Collector 09/13/2022 rc

Appraiser 12/19/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1544 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, Open Frame       | 120  | \$7,500  |
| Porch, Enclosed Masonry | 256  | \$17,300 |

**Plumbing**

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

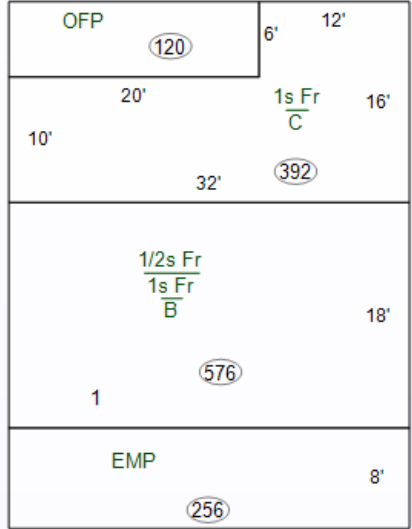
**Accommodations**

|                     |   |
|---------------------|---|
| <b>Bedrooms</b>     | 3 |
| <b>Living Rooms</b> | 1 |
| <b>Dining Rooms</b> | 1 |
| <b>Family Rooms</b> | 0 |
| <b>Total Rooms</b>  | 6 |

**Heat Type**

Central Warm Air

●  
2



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

**Cost Ladder**

| Floor | Constr | Base | Finish | Value     | Totals |
|-------|--------|------|--------|-----------|--------|
| 1     | 1Fr    | 968  | 968    | \$103,200 |        |
| 2     |        |      |        |           |        |
| 3     |        |      |        |           |        |
| 4     |        |      |        |           |        |
| 1/4   |        |      |        |           |        |
| 1/2   | 1Fr    | 576  | 576    | \$28,900  |        |
| 3/4   |        |      |        |           |        |
| Attic |        |      |        |           |        |
| Bsmt  |        | 576  | 0      | \$26,000  |        |
| Crawl |        | 392  | 0      | \$5,100   |        |
| Slab  |        |      |        |           |        |

**Total Base** \$163,200

**Adjustments** 1 Row Type Adj. x 1.00 \$163,200

|                  |                       |
|------------------|-----------------------|
| Unfin Int (-)    | \$0                   |
| Ex Liv Units (+) | \$0                   |
| Rec Room (+)     | \$0                   |
| Loft (+)         | \$0                   |
| Fireplace (+)    | \$0                   |
| No Heating (-)   | \$0                   |
| A/C (+)          | 1:968 1/2:576 \$4,600 |
| No Elec (-)      | \$0                   |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 \$0   |
| Spec Plumb (+)   | \$0                   |
| Elevator (+)     | \$0                   |

**Sub-Total, One Unit** \$167,800

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$24,800 | \$192,600 |
| Garages (+) 0 sqft                | \$0      | \$192,600 |
| Quality and Design Factor (Grade) | 0.95     |           |
| Location Multiplier               | 0.85     |           |

**Replacement Cost** \$155,525

**Summary of Improvements**

| Description               | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | 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 1/2        | Wood Fr     | C-1   | 1920       | 1920     | 105     | A      |    |           | 0.85 |          | 2,120 sqft | \$155,525 | 45%      | \$85,540      | 0%      | 100% | 1.090 | 1.000 | 100.00 | 0.00  | 0.00  | \$93,200     |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | C     | 1920       | 1920     | 105     | A      |    | \$41.81   | 0.85 | \$35.54  | 22'x28'    | \$21,892  | 45%      | \$12,040      | 0%      | 100% | 1.090 | 1.000 | 100.00 | 0.00  | 0.00  | \$13,100     |