

89-10-20-340-103.000-007

TOSCHLOG, THOMAS J & DIAN

208 N 4TH ST

540, Mobile or Manufactured Home - Pla

CENTER-204051 (020)/2040

General Information

Parcel Number 89-10-20-340-103.000-007
Local Parcel Number 31-20-340-103.008-20

Tax ID: 020-00995-00

Routing Number

Property Class 540 RENTAL
Mobile or Manufactured Home - Plat

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 3120340

Location Address (1) 208 N 4TH ST CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

TOSCHLOG, THOMAS J & DIANA L HENSLEY JTWROS 413 E WATER ST CENTERVILLE, IN 47330

Legal

50 FT X 165 FT LOT 18 OP 60 FT OFF E END LOT 18 OP EXC 13.584 SQ FT



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.

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I

Notes

1/12/2023 Misc: 2023 GENERAL REVALUATION

Res

Land Computations

Appraiser 09/15/2022 Nexus

Data Source External Only Collector 09/15/2022 rc

Total Value \$22,300

**General Information**

Occupancy Single-Family  
 Description MH/ SKIRTING  
 Story Height 1  
 Style N/A  
 Finished Area 966 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	728	\$26,500

**Plumbing**

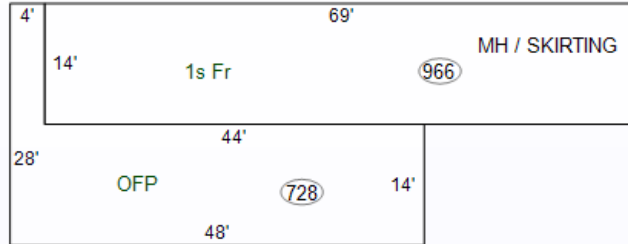
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	966	966	\$103,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

**Total Base** \$103,200

**Adjustments** 1 Row Type Adj. x 1.00 \$103,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:966 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$108,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$26,500	\$135,100
Garages (+) 0 sqft	\$0	\$135,100
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$68,901</b>

**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: MH/ SKIRTING	1	Wood Fr	E+2	1975	1975	50	A			0.85		966 sqft	\$68,901	40%	\$41,340	50%	100%	1.070	1.000	100.00	0.00	0.00	\$22,100
2: Detached Garage/Boat H	1	Wood Fr	C	1945	1945	80	A		\$41.81	0.85	\$35.54	24'x24'	\$20,470	45%	\$11,260	0%	100%	1.070	1.000	100.00	0.00	0.00	\$12,000