

89-10-20-340-113.000-007

SFC PROPERTIES LLC

417 E PLUM ST

510, 1 Family Dwell - Platted Lot

CENTER-204052 (020)/2040

1/2

General Information

Parcel Number 89-10-20-340-113.000-007
Local Parcel Number 31-20-340-113.000-20

Tax ID: 020-00883-00

Routing Number

Property Class 510 RENTAL
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 3120340

Location Address (1) 417 E PLUM 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

SFC PROPERTIES LLC
3711 NATIONAL RD W
RICHMOND, IN 47374

Legal

48 X 54 FT LOT 40 O P

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/22/2022 to 01/01/1900.

Notes

1/12/2023 Misc: 2023 GENERAL REVALUATION



Res

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

Table with 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). Rows show data for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.06), Actual Frontage (48), Developer Discount, Parcel Acreage (0.06), 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 (0.06), 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 (\$6,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$6,400).

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 values for F, F, 48, 48x54, 0.76, \$176, \$134, \$6,432, 0%, 1.0000, 100.00, 0.00, 0.00, \$6,430.

Data Source External Only

Collector 09/15/2022 rc

Appraiser 09/15/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 728 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

Plumbing

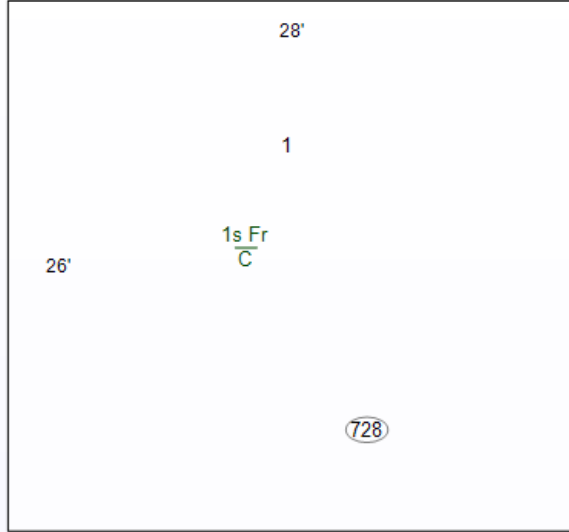
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	728	728	\$82,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		728	0	\$6,600	
Slab					

Total Base \$89,100

Adjustments 1 Row Type Adj. x 1.00 \$89,100

Unfin Int (-) \$0
 Ex Liv Units (+) \$0
 Rec Room (+) \$0
 Loft (+) \$0
 Fireplace (+) \$0
 No Heating (-) \$0
 A/C (+) 1:728 \$4,600
 No Elec (-) \$0
 Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0
 Spec Plumb (+) \$0
 Elevator (+) \$0

Sub-Total, One Unit \$93,700

Sub-Total, 1 Units

Exterior Features (+) \$0 \$93,700
 Garages (+) 0 sqft \$0 \$93,700
 Quality and Design Factor (Grade) 0.90
 Location Multiplier 0.85
Replacement Cost \$71,681

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	Wood Fr	D+2	1950	1995	30	G		0.85		728 sqft	\$71,681	24%	\$54,480	0%	100%	1.090	1.090	100.00	0.00	0.00	\$64,700
2: Patio (free standing)	1	SV	C	2008	2008	17	A		0.85		8'x10'		16%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0