

89-10-20-340-303.000-007

HERTEL, ROBERT D & MARGAR

415 E MAIN ST

510, 1 Family Dwell - Platted Lot

CENTER-204052 (020)/2040

General Information

Parcel Number 89-10-20-340-303.000-007
Local Parcel Number 31-20-340-303.000-20

Tax ID: 020-00420-00

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 3120340

Location Address (1)
415 E MAIN 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

HERTEL, ROBERT D & MARGARET E
415 E MAIN ST
CENTERVILLE, IN 47330

Legal

73 FT W S OF E SIDE EXC S 1/2 LOT 64 O P EXC
6 FT OFF ENT S SIDE DED FOR ALLEY



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

Table with columns for Assessment Year (2022-2025), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for Land Computations including 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, and Total Value.

Transfer of Ownership

Date 01/01/1900 Owner HERTEL, ROBERT D Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/12/2023 Misc: 2023 GENERAL REVALUATION

Data Source External Only

Collector 09/15/2022 rc

Appraiser 09/15/2022 Nexus

Total Value \$15,000

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 1560 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
Patio, Concrete	216	\$1,700
Porch, Open Frame	70	\$5,300

Plumbing

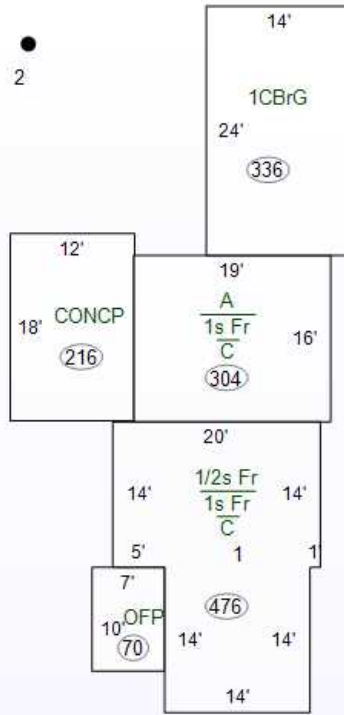
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	780	780	\$86,500	
2					
3					
4					
1/4					
1/2	1Fr	476	476	\$25,200	
3/4					
Attic		304	304	\$10,200	
Bsmt					
Crawl		780	0	\$6,700	
Slab					

Total Base \$128,600

Adjustments 1 Row Type Adj. x 1.00 \$128,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$133,100

Sub-Total, 1 Units

Exterior Features (+)	\$7,000	\$140,100
Garages (+) 336 sqft	\$16,600	\$156,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$119,876

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 1/2	Wood Fr	D+2	1910	1910	115	A		0.85		1,560 sqft	\$119,876	50%	\$59,940	0%	100%	1.090	1.000	100.00	0.00	0.00	\$65,300
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		8'x10'		55%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0