

89-10-20-340-409.000-007

MACCLENNAN, TODD MICHAEL,

603 E MAIN ST

510, 1 Family Dwell - Platted Lot

CENTER-204052 (020)/2040

1/2

General Information

Parcel Number 89-10-20-340-409.000-007

Local Parcel Number 31-20-340-409.000-20

Tax ID: 020-00803-00

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) 603 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

MACCLENNAN, TODD MICHAEL, BRI ELIZABETH MACCLENNAN & DIANA 603 E MAIN ST CENTERVILLE, IN 47330

Legal

50 FT BEING 0.13A LOT 1 J S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/26/2023 to 01/01/1900.

Notes

11/3/2023 Sales Disclosure: 2024 SALES REVIEW



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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.

Data Source Aerial

Collector 09/22/2023 Sale

Appraiser 11/03/2023 ts

Total Value \$9,700

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1 3/4  
**Style** N/A  
**Finished Area** 1350 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, Enclosed Frame	144	\$11,600
Porch, Enclosed Frame	160	\$11,600

**Plumbing**

	#	TF
<b>Full Bath</b>	2	6
<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>	4	8

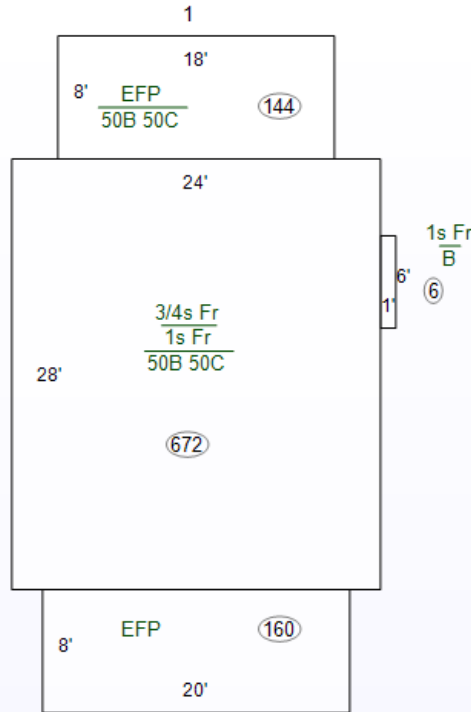
**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	7
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	678	678	\$78,600	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	672	672	\$36,900	
Attic					
Bsmt		414	0	\$22,100	
Crawl		408	0	\$5,100	
Slab					

**Total Base** \$142,700

**Adjustments** 1 Row Type Adj. x 1.00 \$142,700

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 (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$149,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$23,200	\$172,800
Garages (+) 0 sqft	\$0	\$172,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

**Replacement Cost** \$139,536

**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 3/4	Wood Fr	C-1	1925	1995	30	G		0.85		1,764 sqft	\$139,536	22%	\$108,840	0%	100%	1.090	1.000	100.00	0.00	0.00	\$118,600
2: Car Shed	1		D	1925	1925	100	F	\$39.70	0.85	\$27.00	10'x18'	\$4,859	70%	\$1,460	0%	100%	1.090	1.000	100.00	0.00	0.00	\$1,600