

89-10-20-340-426.000-007

MC KINNEY, JOSHUA S & TRISH

509 E WALNUT CT

510, 1 Family Dwell - Platted Lot

CENTER-204045 (020)/2040

1/2

General Information

Parcel Number 89-10-20-340-426.000-007

Local Parcel Number 31-20-340-426.000-20

Tax ID: 020-00034-00

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 204045-020 CENTER-204045 (020)

Section/Plat 3120340

Location Address (1) 509 E WALNUT CT 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

MC KINNEY, JOSHUA S & TRISHA 509 WALNUT CT CENTERVILLE, IN 47330

Legal

LOT 11 WALNUT COURT LOT 12 WALNUT COURT

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/28/2020 to 01/01/1900.

Notes

9/16/2020 Misc: 2021: CHANGE GRADE TO C+1 PER F/C 9/15/20
1/31/2020 Misc: 2020- CHANGED EFF YEAR, CHANGED GRADE AND COND OF SFD PER F/C



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 valuation data for years 2022-2025.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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 data for F, F, 120, 120x123, 0.88, \$241, \$212, \$25,440, 0%, 1.0000, 100.00, 0.00, 0.00, \$25,440.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.34), Actual Frontage (120), Developer Discount, Parcel Acreage (0.34), 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 (0.34), 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 (\$25,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,400).

Data Source External Only

Collector 09/20/2022 rc

Appraiser 10/17/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1592 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
Stoop, Masonry	72	\$2,700
Porch, Enclosed Frame	297	\$18,000
Patio, Concrete	88	\$800

**Plumbing**

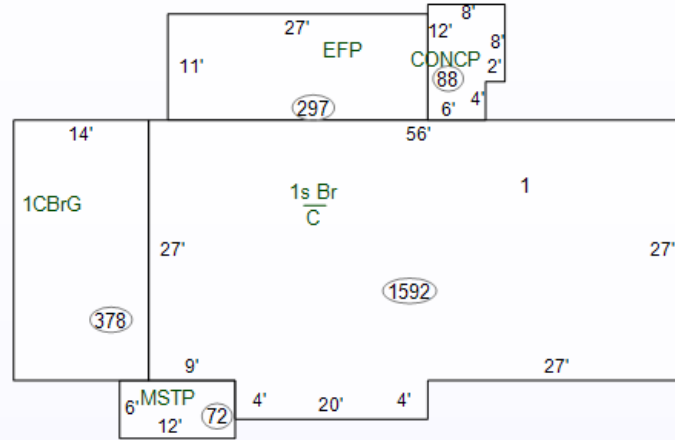
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1592	1592	\$154,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1592	0	\$9,700	
Slab					

**Total Base** \$164,600

**Adjustments** 1 Row Type Adj. x 1.00 \$164,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1592	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$172,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$21,500	\$193,500
Garages (+) 378 sqft	\$17,800	\$211,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$188,585</b>

**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	Brick	C+1	1954	1977	48	G		0.85		1,592 sqft	\$188,585	30%	\$132,010	0%	100%	1.230	1.000	100.00	0.00	0.00	\$162,400
2: Detached Garage/Boat H	1	Wood Fr	C	1989	1989	36	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	28%	\$14,740	0%	100%	1.230	1.000	100.00	0.00	0.00	\$18,100