

89-10-20-340-428.000-007

SNIPE, PAULA J

513 WALNUT CT

510, 1 Family Dwell - Platted Lot

CENTER-204045 (020)/2040

1/2

General Information

Parcel Number 89-10-20-340-428.000-007
Local Parcel Number 31-20-340-428.000-20

Tax ID: 020-00701-00

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)
513 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

SNIPE, PAULA J
513 WALNUT CT
CENTERVILLE, IN 47330

Legal

W 1/2 LOT 5 SCHROY ADDN LOT 6 SCHROY ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2010.

Notes

10/17/2022 Misc: 2023 GENERAL REVALUATION

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).

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.

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 External Only

Collector 09/20/2022 rc

Appraiser 10/17/2022 Nexus

Total Value \$21,600

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1360 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Patio, Concrete	96	\$800
Canopy, Roof Extension	96	\$1,600

Plumbing

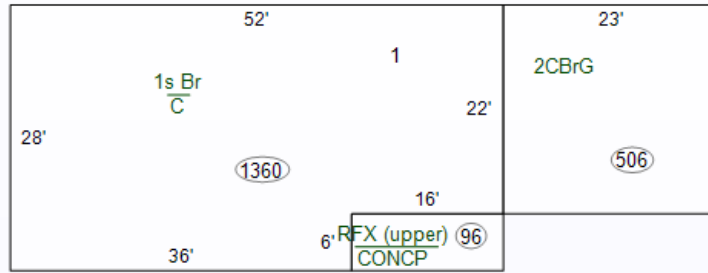
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1360	1360	\$139,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1360	0	\$8,900	
Slab					

Total Base \$148,600

Adjustments 1 Row Type Adj. x 1.00 \$148,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1360 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$153,200

Sub-Total, 1 Units

Exterior Features (+)	\$2,400	\$155,600
Garages (+) 506 sqft	\$20,700	\$176,300
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	

Replacement Cost \$157,348

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	1970	55	A		0.85		1,360 sqft	\$157,348	40%	\$94,410	0%	100%	1.230	1.000	100.00	0.00	0.00	\$116,100
2: Utility Shed	1	SV	D	2022	2010	15	A		0.85		8'x14'		45%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0