

89-10-20-400-402.007-007

PIPES, GREGORY G & KAREN A

304 WINDING BROOK DR

510, 1 Family Dwell - Platted Lot

CENTER-995549 (020)/9955

1/2

General Information

Parcel Number 89-10-20-400-402.007-007
Local Parcel Number 31-20-400-402.070-20

Tax ID: 020-00881-08

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 995549-020
CENTER-995549 (020)

Section/Plat 3120400

Location Address (1)
304 WINDING BROOK DR
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

PIPES, GREGORY G & KAREN A
304 WINDING BROOK DR
CENTERVILLE, IN 47330

Legal

LOT 7 & PT LOT 8 DICKMAN SUB DIV WINDING BROOK EST SEC 1 & PT LOT 45 DICKMAN SUB WINDING BROOK EST SEC 2 -.165A; PT SE 20-16 -14 1.877A



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

Table with 7 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 include 2025, 2024, 2023, 2022, 2021 data.

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

Table with 15 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. Rows for Land Type 9 and 91.

Lot

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Data Source Aerial

Collector 01/10/2023 PLAT

Appraiser 08/17/2023 ts

Transfer of Ownership

Date 01/01/1900 Owner PIPES, GREGORY G Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/17/2023 SPLIT/COMBINE/ETC: 2024: AC# 8434 COMBINES FROM 020-00881-09 01-10-2023
2/16/2023 Misc: 2023 GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (3.12), Actual Frontage (0), Developer Discount, Parcel Acreage (3.12), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.12), Total Acres Farmland (0.00), 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 (\$29,500), 91/92 Value (\$14,000), Supp. Page Land Value, CAP 1 Value (\$29,500), CAP 2 Value (\$14,000), CAP 3 Value (\$0), Total Value (\$43,500).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1584 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Stoop, Masonry	122	\$3,500
Canopy, Roof Extension	122	\$1,900
Patio, Concrete	216	\$1,700
Porch, Enclosed Frame	168	\$12,800

Plumbing

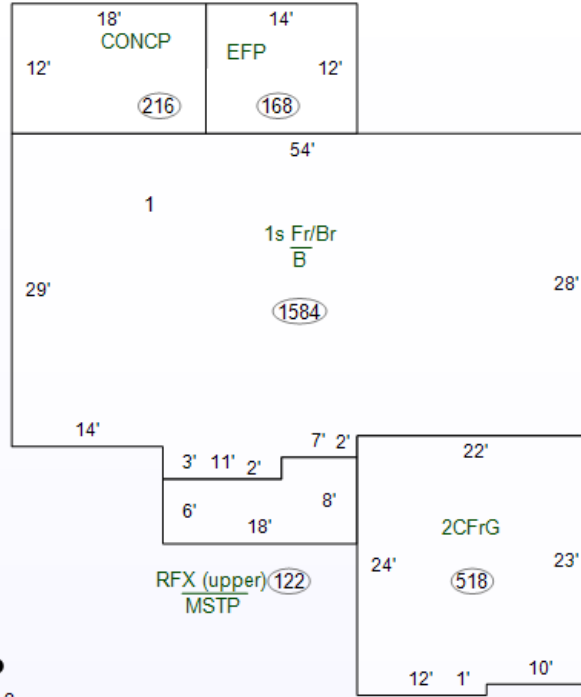
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	7	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1584	1584	\$141,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1584	0	\$46,500	
Crawl				
Slab				
Total Base			\$187,800	
Adjustments			1 Row Type Adj. x 1.00	\$187,800
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:1584	\$5,000
No Elec (-)				\$0
Plumbing (+ / -)			11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)				\$1,800
Elevator (+)				\$0
Sub-Total, One Unit				\$199,400
Sub-Total, 1 Units				\$199,400
Exterior Features (+)			\$19,900	\$219,300
Garages (+) 518 sqft			\$20,100	\$239,400
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.85
Replacement Cost				\$213,665

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	1/6 Maso	C+1	2003	2003	22	A		0.85		3,168 sqft	\$213,665	22%	\$166,660	0%	100%	1.260	1.000	100.00	0.00	0.00	\$210,000
2: Detached Garage	1	Wood Fr	C+2	2017	2017	8	A	\$29.65	0.85	\$27.72	36'x48'	\$50,149	7%	\$46,640	0%	100%	1.260	1.000	100.00	0.00	0.00	\$58,800
3: Patio (free standing)	1		C	2017	2017	8	A		0.85		20'x48'	\$6,545	7%	\$6,090	0%	100%	1.260	1.000	100.00	0.00	0.00	\$7,700
4: Utility Shed	1	SV	C	2004	2004	21	A		0.85		10'x10'		55%		0%	100%	1.260	1.000	100.00	0.00	0.00	\$0