

89-10-20-400-402.015-007

REDMAN, PATRICIA S REVOCA

406 WINDING BROOK AVE

510, 1 Family Dwell - Platted Lot

CENTER-943022 (020)/9430

1/2

General Information

Parcel Number 89-10-20-400-402.015-007
Local Parcel Number 31-20-400-402.150-20

Tax ID: 020-00881-16

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 943022-020
CENTER-943022 (020)

Section/Plat 3120400

Location Address (1)
406 WINDING BROOK AVE
CENTERVILLE, IN 47330

Zoning

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

REDMAN, PATRICIA S REVOCABLE
406 WINDING BROOK DR
CENTERVILLE, IN 47330

Legal

LOT 15 DICKMAN SUB DIV WINDING BROOK
ESTATES SEC 1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/13/2023 and 01/01/1900.

Notes

2/14/2023 Misc: 2023 GENERAL REVALUATION

Res

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

Table with columns: Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Includes Calculated Acreage (0.43), Actual Frontage (78), Developer Discount, Parcel Acreage (0.43), 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 (0.43), 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 (\$32,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$32,700).

Data Source External Only

Collector 10/07/2022 rc

Appraiser 02/14/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2544 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
Wood Deck	320	\$6,700

Plumbing

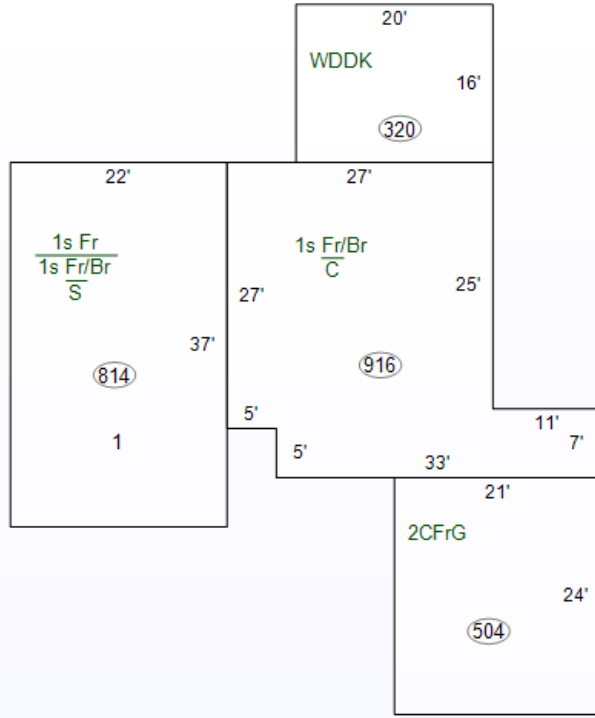
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1730	1730	\$154,100	
2	1Fr	814	814	\$46,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		916	0	\$7,300	
Slab		814	0	\$0	
Total Base				\$207,700	

Adjustments

1 Row Type Adj. x 1.00		\$207,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1730 2:814	\$6,900
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$222,500

Sub-Total, 1 Units

Exterior Features (+)	\$6,700	\$229,200
Garages (+) 504 sqft	\$20,100	\$249,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$222,500

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	2	1/6 Maso	C+1	2003	2003	22 A		0.85		2,544 sqft	\$222,500	22%	\$173,550	0%	100%	1.220	1.000	100.00	0.00	0.00	\$211,700