

General Information

Parcel Number 89-10-20-400-402.066-007
Local Parcel Number 31-20-400-402.660-20
Tax ID: 020-00881-67
Routing Number

Ownership

TINKLE, BENJAMIN D & KENDRA E
301 CHEROKEE LN
CENTERVILLE, IN 47330

Legal

LOT 62 DICKMAN SUB DIV OF WINDING BROOK
ESTATES SEC 2

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/17/2024 to 02/13/2013.

Notes

9/26/2018 Misc: 2019: GENERAL REVALUATION
PHASE 1: 7/24/18

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 007 (Local 020)
School Corp 8360
Neighborhood 943022-020
Section/Plat 3120400
Location Address (1) 301 CHEROKEE LN
CENTERVILLE, IN 47330

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 data for years 2025, 2024, 2023, and 2022.

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. Row shows data for F, F, 147, 147x105, 0.91, \$358, \$326, \$47,922, 0%, 1.0000, 100.00, 0.00, 0.00, \$47,920.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.35), Actual Frontage (147), Developer Discount, Parcel Acreage (0.35), 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 (0.35), 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 (\$47,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$47,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1586 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	162	\$3,800
Canopy, Roof Extension	162	\$2,100
Wood Deck	336	\$6,700

Plumbing

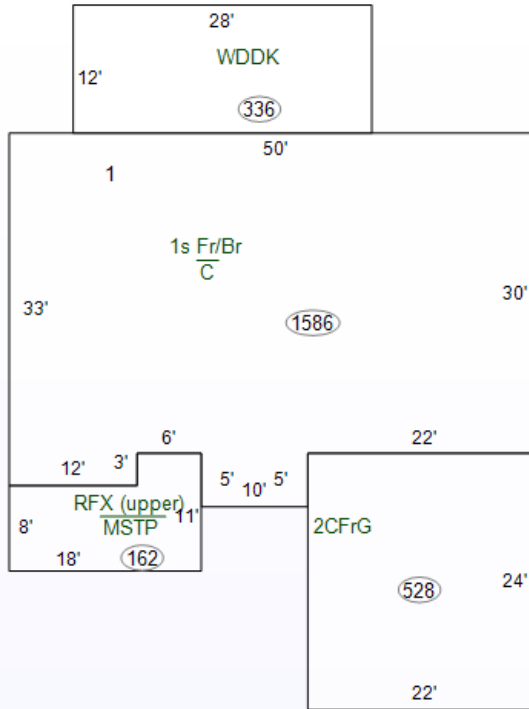
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1586	1586	\$141,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1586	0	\$9,600	
Slab				

Total Base \$150,900

Adjustments 1 Row Type Adj. x 1.00 \$150,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1586 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$163,800

Sub-Total, 1 Units

Exterior Features (+)	\$12,600	\$176,400
Garages (+) 528 sqft	\$21,400	\$197,800
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

Replacement Cost \$184,943

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+2	2005	2005	20	F		0.85		1,586 sqft	\$184,943	25%	\$138,710	0%	100%	1.220	1.300	100.00	0.00	0.00	\$220,000