

89-10-20-400-403.000-007

CONG KHAL CENTERVILLE INC

1100 E MAIN ST

442, Medical Clinic or Offices

CENTER COM-204523 (020) 1/2

General Information

Parcel Number 89-10-20-400-403.000-007
Local Parcel Number 31-20-400-403.000-20

Tax ID: 020-00897-00

Routing Number

Property Class 442 Medical Clinic or Offices

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 007 (Local 020) CENTERVILLE TOWN
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 204523-020 CENTER COM-204523 (020)
Section/Plat 3120400
Location Address (1) 1100 E MAIN ST CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

CONG KHAL CENTERVILLE INC
PO BOX 254
CENTERVILLE, IN 47330

Legal

PT SW SE SEC 20-16-14 1.19A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/12/2022 CONG KHAL CENTER and 01/01/1900 PHILIPS, FREDERICK.

Notes

3/24/2020 Misc: 20p21- Changed from 447 to 442 per equalization review JH/Nexus
8/2/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1

Commercial

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows include 11 A and 82 A GE.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.19), Actual Frontage (0), Developer Discount, Parcel Acreage (1.19), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.19), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (1.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$20,000), Total Value (\$20,000).

Data Source External Only

Collector 07/12/2022 ts

Appraiser 10/07/2022 rc

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 2(208')
Heating	2068 sqft
A/C	2068 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	7	7	9	9
Total	7	7	9	9

Roofing

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

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

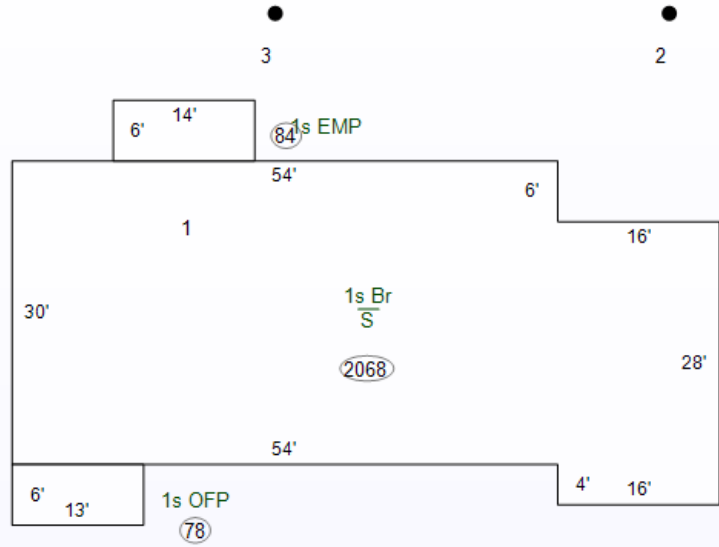
Description	Area	Value
Porch, Enclosed Masonry	84	\$8,600
Porch, Open Frame	78	\$5,300

Special Features

Description	Value

Other Plumbing

Description	Value
1 x Ref Wat Cooler	\$1300



Floor/Use Computations

Pricing Key	GCR
Use	GENOFF
Use Area	2068 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	208'
PAR	10
# of Units / AC	0 / N

Avg Unit sz dpth	
Floor	1
Wall Height	8'
Base Rate	\$166.81
Frame Adj	\$0.00
Wall Height Adj	\$0.00
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$166.81
BPA Factor	1.00
Sub Total (rate)	\$166.81

Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$166.81
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$344,963

Building Computations

Sub-Total (all floors)	\$344,963	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$380,163
Plumbing	\$20,000	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$323,139
Exterior Features	\$13,900		

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: Mixed Use Commercial	1	Brick	C	1974	1994	31	A		0.85		2,068 sqft	\$323,139	56%	\$142,180	0%	100%	1.000	1.000	0.00	0.00	100.00	\$142,200
2: Detached Garage/Boat H	1	Concrete	C	1996	1996	29	A	\$39.50	0.85	\$33.58	24'x30'	\$24,174	24%	\$18,370	0%	100%	1.000	1.000	0.00	0.00	100.00	\$18,400
3: Paving	1	Asphalt	C	1975	1975	50	A	\$2.81	0.85	\$2.39	8,800 sqft	\$21,019	80%	\$4,200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$4,200