

General Information

Parcel Number 89-10-21-300-315.000-004

Local Parcel Number 31-21-300-315.000-03

Tax ID: 003-00763-00

Routing Number

Property Class 420 Small Detached Retail of Less Than

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 004 (Local 003) CENTER TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 944519-003 CENTER COM-944519 (003)

Section/Plat 3121300

Location Address (2) 5018 W US HIGHWAY 40 CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 95

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

OLER, MARLIN W REVOCABLE TRU 5115 TINGLER RD RICHMOND, IN 47374

Legal

PT LOT 8 GREY GABLE SW 21-16-14 0.57A LOT 9 GREY GABLE SW 21-16-14 2.036A & 0.26A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 10/28/2014, 03/10/2008, 01/01/1900.

Notes

11/19/2020 Appeal: 20p21- Agree to new value per field heck and review of property JH-BB/Nexus
3/19/2020 Misc: 20p21- 2020 Equalization JH/Nexus
8/2/2018 Misc: 2019 GENERAL REASSESSMENT PHASE 1
2/12/2018 Misc: CHECKED PER ALLOCATION REPORT OKAY'D

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 values for years 2025, 2024, 2023, 2022.

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 land types 11, 12, 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.87), Actual Frontage (0), Developer Discount, Parcel Acreage (2.87), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (2.69), 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 (\$53,800), Total Value (\$53,800).

General Information

Occupancy Single-Family
Description Dwg storage only 499
Story Height 1
Style N/A
Finished Area 1728 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

Plumbing

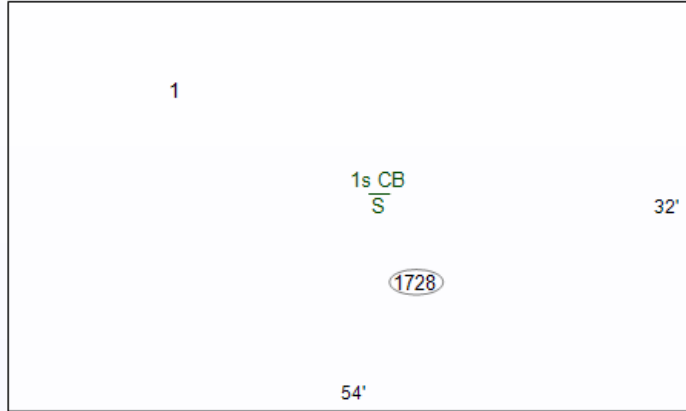
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	2	2
Total	4	6

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	4	1728	1728	\$149,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1728	0	\$0	

Total Base \$149,100

Adjustments 1 Row Type Adj. x 1.00 \$149,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1728 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$155,100

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$155,100
Garages (+) 0 sqft	\$0	\$155,100
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.85	

Replacement Cost \$105,468

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: Dwg storage only 4990 W	1	Concrete	D	1950	1955	70	F		0.85		1,728 sqft	\$105,468	60%	\$42,190	0%	100%	1.000	1.000	0.00	0.00	100.00	\$42,200
2: Detached Garage	1	Concrete	D	1960	1965	60	A	\$41.44	0.85	\$28.18	24'x24'	\$16,231	45%	\$8,930	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,900

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	Oler Fence & Po	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(304')
Heating	1536 sqft
A/C	1536 sqft
Sprinkler	

Plumbing RES/CI

#	TF	#	TF
Full Bath	0	0	0
Half Bath	0	0	0
Kitchen Sinks	0	0	0
Water Heaters	0	0	0
Add Fixtures	0	2	2
Total	0	2	2

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

Exterior Features

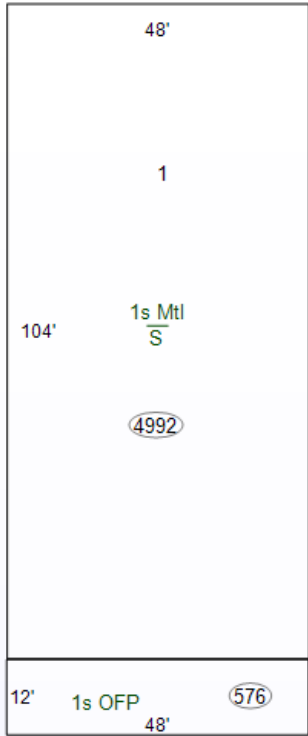
Description	Area	Value
Porch, Open Frame	576	\$23,400

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCK	GCK
Use	GCK	GCK
Use Area	3456 sqft	1536 sqft
Area Not in Use	0 sqft	0 sqft
Use %	69.2%	30.8%
Eff Perimeter	304'	304'
PAR	6	6
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		

Floor	1	1
Wall Height	14'	10'

Base Rate	\$17.12	\$17.12
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$1.02	(\$2.01)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00

Adj Base Rate	\$17.12	\$17.12
BPA Factor	1.00	1.00

Sub Total (rate)	\$17.12	\$17.12
Interior Finish	\$4.45	\$25.06
Partitions	\$0.00	\$0.00
Heating	(\$1.60)	\$0.00
A/C	\$0.00	\$2.63
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00

Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$5.55	\$5.55
S.F. Price	\$26.54	\$48.35
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$91,725	\$74,259

Building Computations

Sub-Total (all floors)	\$165,984	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$192,584
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$163,696
Exterior Features	\$23,400		

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: Oler Fence & Pool 5018	1	Metal	C	1988	1995	30	A		0.85		4,992 sqft	\$163,696	78%	\$36,010	0%	100%	1.000	0.950	0.00	0.00	100.00	\$34,200
2: Barn, Bank & Flat (T2)	1		D	1948	1948	77	F	\$37.01	0.85		24' x 60' x 8'	\$28,147	70%	\$8,440	0%	100%	1.000	1.000	0.00	0.00	100.00	\$8,400
3: Fencing	1	9 Gauge	D	1988	1988	37	P	\$15.94	0.85	\$13.55	800' x 5'	\$10,842	80%	\$2,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,200
4: Lean-To	1	Concrete	D	1948	1948	77	A	\$8.36	0.85		12'x60' x 7'	\$4,091	65%	\$1,430	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,400
5: Paving	1	Asphalt	C	1988	1988	37	A	\$2.81	0.85	\$2.39	13,000 sqft	\$31,051	80%	\$6,210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,200
6: Paving	1	Concrete	C	1988	1988	37	A	\$4.22	0.85	\$3.59	3,800 sqft	\$13,631	80%	\$2,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,700

General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Old Greenhouse/	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

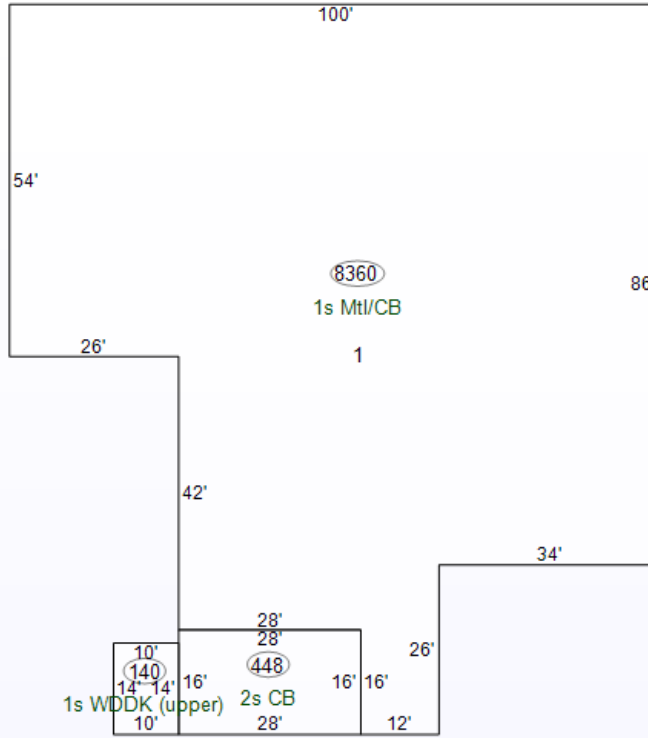
SB	B	1	U
Wall Type	1: 1(424')		U: 1(88')

Heating
A/C
Sprinkler

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	<input type="checkbox"/> Other		
Kitchen Sinks	0	0	0	GCK Adjustments		
Water Heaters	0	0	0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Wood Deck	140	\$3,700

Special Features		Other Plumbing	
Description	Value	Description	Value



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	UTLSTOR	UTLSTOR
Use Area	8808 sqft	448 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	424'	88'
PAR	5	20
# of Units / AC	0	0
Avg Unit sz dpth	0	0
Floor	1	2
Wall Height	8'	8'
Base Rate	\$57.61	\$164.35
Frame Adj	(\$16.93)	(\$11.30)
Wall Height Adj	(\$3.90)	(\$13.56)
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$36.78	\$139.49
BPA Factor	1.00	1.00
Sub Total (rate)	\$36.78	\$139.49
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	(\$1.33)	(\$1.33)
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$35.45	\$138.16
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$312,244	\$61,896

Building Computations		
Sub-Total (all floors)	\$374,139	Garages \$0
Racquetball/Squash	\$0	Fireplaces \$0
Theater Balcony	\$0	Sub-Total (building) \$377,839
Plumbing	\$0	Quality (Grade) \$0
Other Plumbing	\$0	Location Multiplier 0.85
Special Features	\$0	Repl. Cost New \$128,465
Exterior Features	\$3,700	

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: Old Greenhouse/CB bldg	2	Metal	E	1948	1948	77	P		0.85		9,256 sqft	\$128,465	80%	\$25,690	0%	100%	1.000	0.950	0.00	0.00	100.00	\$24,400