

General Information

Parcel Number 89-10-21-300-319.000-004
Local Parcel Number 31-21-300-319.000-03

Tax ID: 003-00754-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 004 (Local 003) CENTER TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934008-003 CENTER-934008 (003)

Section/Plat 3121300

Location Address (1) 4910 US HIGHWAY 40 CENTERVILLE, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

SNOWDEN, MICHAEL S
4910 W US HWY 40
CENTERVILLE, IN 47330

Legal

LOT 5 GREY GABLE

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/01/2019 and 01/01/1900.

Notes

10/16/2019 Misc: 2020: ADD WDDK AND CORRECT CONP SIZE
10/11/2018 Misc: 2019 GENERAL REVALUATION:



Res

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 100', CI 100' X 100')

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 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.02), Actual Frontage (0), Developer Discount, Parcel Acreage (2.02), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.91), 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 (\$21,800), 91/92 Value (\$6,000), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$6,000), CAP 3 Value (\$0), Total Value (\$27,800).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 1/2
<b>Style</b>	N/A
<b>Finished Area</b>	2362 sqft
<b>Make</b>	

**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
Patio, Concrete	392	\$2,900
Patio, Concrete	126	\$1,000
Porch, Enclosed Frame	70	\$7,800
Stoop, Masonry	35	\$1,800
Stoop, Masonry	84	\$2,700
Wood Deck	150	\$3,700

**Plumbing**

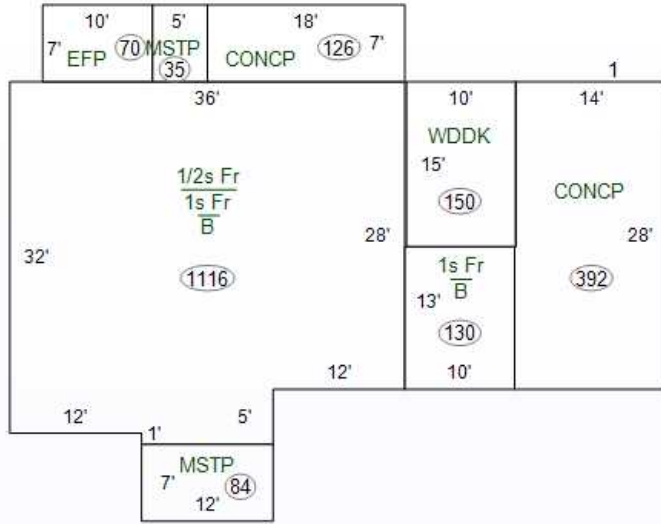
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing	3	
	2	
	4	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1246	1246	\$121,000	
2				
3				
4				
1/4				
1/2 1Fr	1116	1116	\$43,800	
3/4				
Attic				
Bsmt	1246	0	\$40,400	
Crawl				
Slab				
<b>Total Base</b>			\$205,200	
<b>Adjustments</b>			<b>1 Row Type Adj. x 1.00</b>	\$205,200
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			MS:1 MO:1	\$4,500
No Heating (-)				\$0
A/C (+)			1:1246 1/2:1116	\$5,500
No Elec (-)				\$0
Plumbing (+ / -)			8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
<b>Sub-Total, One Unit</b>				\$217,600
<b>Sub-Total, 1 Units</b>				
Exterior Features (+)			\$19,900	\$237,500
Garages (+) 0 sqft			\$0	\$237,500
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.85
<b>Replacement Cost</b>				\$211,969

**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 1/2	Wood Fr	C+1	1940	1940	85	A		0.85		3,608 sqft	\$211,969	45%	\$116,580	0%	100%	1.270	1.000	100.00	0.00	0.00	\$148,100
2: Car Shed	1		C	1950	1950	75	A	\$10.10	0.85	\$8.59	12'x26'	\$2,679	65%	\$940	0%	100%	1.270	1.000	100.00	0.00	0.00	\$1,200
3: Detached Garage/Boat H	1	Wood Fr	C	1940	1940	85	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	45%	\$11,260	0%	100%	1.270	1.000	100.00	0.00	0.00	\$14,300
4: Type 3 Barn	1	T3AW	C	1997	1997	28	A	\$18.95	0.85		32' x 40' x 8'	\$18,856	50%	\$9,430	0%	100%	1.270	1.000	100.00	0.00	0.00	\$12,000