

89-10-21-300-322.000-004

MORGAN FAMILY TRUST

4838 W US HIGHWAY 40

520, 2 Family Dwell - Platted Lot

CENTER-934008 (003)/9340

General Information

Parcel Number 89-10-21-300-322.000-004
Local Parcel Number 31-21-300-322.000-03

Tax ID: 003-00874-00

Routing Number

Property Class 520
2 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) 4838 W US HIGHWAY 40 CENTERVILLE, IN 47330

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

MORGAN FAMILY TRUST
C/O ANDREW E & AMY M MORGAN T
4838 W US HWY 40
CENTERVILLE, IN 47330

Legal

LOT 2 GREY GABLES SW SEC 21-16-14 2.012A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/30/2024 to 01/01/1900.

Notes

7/19/2023 Misc: 2024 NEW CONSTRUCTION



Res

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 valuation data for years 2022-2025.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.01), Actual Frontage (0), Developer Discount, Parcel Acreage (2.01), etc.

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 9, 91, 82.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	2431 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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, Brick	150	\$2,700
Porch, Enclosed Frame	253	\$16,000
Patio, Concrete	90	\$800
Canopy, Roof Extension	90	\$1,600
Patio, Concrete	240	\$1,900
Porch, Open Frame	207	\$10,100

Plumbing

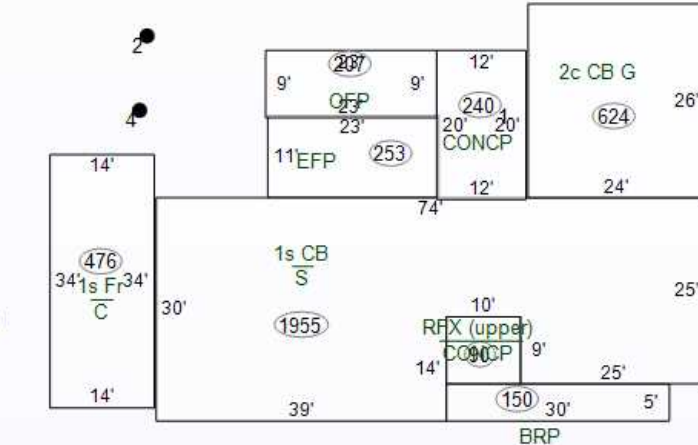
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
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 4	2431	2431	\$192,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	476	0	\$5,600	
Slab	1955	0	\$0	
Total Base			\$198,500	

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1:2431	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$216,600

Sub-Total, 1 Units

Exterior Features (+)	\$33,100	\$249,700
Garages (+) 624 sqft	\$24,700	\$274,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$233,240

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	Concrete	C	1951	1951	74 A		0.85		2,431 sqft	\$233,240	45%	\$128,280	0%	100%	1.270	1.000	100.00	0.00	0.00	\$162,900
2: Barn, Pole (T3)	1	T3AW	D	2018	2018	7 A	\$24.65	0.85		10' x 46' x 8'	\$5,668	20%	\$4,530	0%	100%	1.270	1.000	100.00	0.00	0.00	\$5,800
3: Detached Garage/Boat H	1	Wood Fr	C+2	1977	1977	48 A	\$33.88	0.85	\$31.68	30'x36'	\$107,951	35%	\$70,170	0%	100%	1.270	1.000	100.00	0.00	0.00	\$89,100
4: Utility Shed	1	SV	D	2005	2005	20 A		0.85		8'x10'		50%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0