

General Information

Parcel Number 89-10-21-400-410.000-005
Local Parcel Number 31-21-400-410.000-04
Tax ID: 004-00269-00
Routing Number

Ownership

ROBINSON, STEPHANIE R
4770 SAMUEL DR
CENTERVILLE, IN 47330
Legal LOT 11 WORLEY ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/11/2021 to 01/01/1900.

Notes

9/8/2022 Misc: 2023 GENERAL REVAL
6/28/2021 Misc: 2022 SALES REVIEW: CHANGE CONDITION TO GOOD AND ADJUST EFF AGE

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 005 (Local 004) CENTER TOWNSHIP - SANITARY
School Corp 8360 CENTERVILLE-ABINGTON COMM
Neighborhood 944013-004 CENTER-944013 (004)
Section/Plat 3121400
Location Address (1) 4770 SAMUEL DR CENTERVILLE, IN 47374

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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.

Zoning ZO01 Residential
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, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1080 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
Patio, Concrete	140	\$1,200
Canopy, Shed Type	140	\$1,300

Plumbing

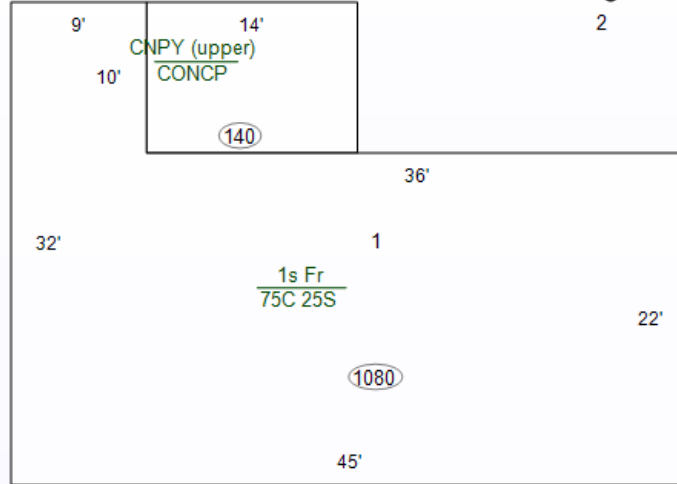
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1080	1080	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	810	0	\$6,800	
Slab	270	0	\$0	
Total Base			\$116,800	

Adjustments

1 Row Type Adj. x 1.00	\$116,800
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1080 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$120,800

Sub-Total, 1 Units

Exterior Features (+)	\$2,500	\$123,300
Garages (+) 0 sqft	\$0	\$123,300
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	
Replacement Cost		\$99,565

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	Wood Fr	C-1	1954	2014	11	G		0.85		1,080 sqft	\$99,565	9%	\$90,600	0%	100%	1.180	1.000	100.00	0.00	0.00	\$106,900
2: Utility Shed	1	SV	E	2010	2010	15	A		0.85		10'x12'		45%		0%	100%	1.180	1.000	100.00	0.00	0.00	\$0