

General Information

Parcel Number 89-10-28-100-115.000-004
Local Parcel Number 31-28-100-115.000-03

Tax ID: 003-00065-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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 3128100

Location Address (1) 1559 KELLAM RD CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

ODOM, DILLON
1559 KELLAM RD
CENTERVILLE, IN 47330

Legal

PT NW SEC 28-16-14 0.518A RICE TRACT 23

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 07/14/2021 to 01/01/1900.

Notes

9/7/2022 Misc: 2023 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 land types 9 and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.52), Actual Frontage (0), Developer Discount, Parcel Acreage (0.52), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (0.46), 91/92 Acres (0.00), 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 (\$15,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$15,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,500).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 912 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 |
|-----------------------|------|---------|
| Porch, Enclosed Frame | 96 | \$9,400 |
| Porch, Open Frame | 60 | \$4,300 |
| Wood Deck | 192 | \$4,600 |

Plumbing

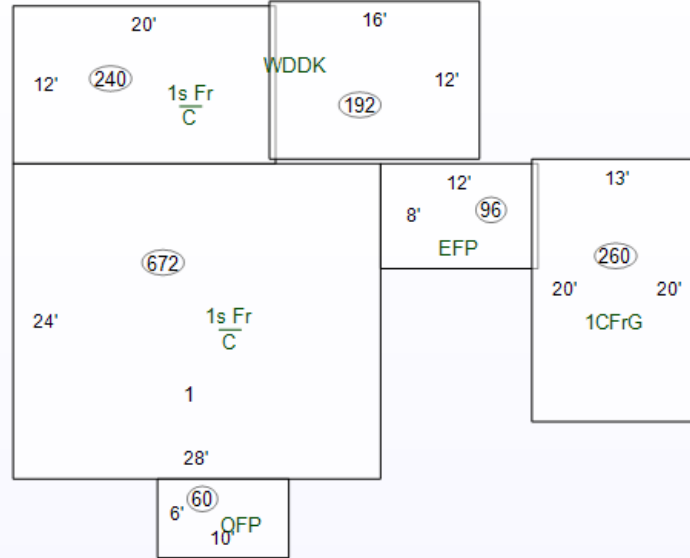
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 1 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|----------|--------|
| 1 1Fr | 912 | 912 | \$96,900 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | 912 | 0 | \$7,200 | |
| Slab | | | | |

| | | |
|--------------------|-------------------------------|------------------|
| Adjustments | 1 Row Type Adj. x 1.00 | \$104,100 |
|--------------------|-------------------------------|------------------|

| | |
|------------------|-----------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | \$0 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 = \$0 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

| | |
|----------------------------|------------------|
| Sub-Total, One Unit | \$104,100 |
|----------------------------|------------------|

Sub-Total, 1 Units

| | | |
|-----------------------------------|-----------------|-----------|
| Exterior Features (+) | \$18,300 | \$122,400 |
| Garages (+) 260 sqft | \$12,800 | \$135,200 |
| Quality and Design Factor (Grade) | 0.70 | |
| Location Multiplier | 0.85 | |
| Replacement Cost | \$80,444 | |

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 | D-1 | 1950 | 1950 | 75 | A | | 0.85 | | 912 sqft | \$80,444 | 50% | \$40,220 | 0% | 100% | 1.270 | 1.000 | 100.00 | 0.00 | 0.00 | \$51,100 |
| 2: Detached Garage | 1 | Wood Fr | D-1 | 2018 | 1950 | 75 | A | \$59.52 | 0.85 | \$35.41 | 13'x20' | \$9,208 | 50% | \$4,600 | 0% | 100% | 1.270 | 1.000 | 100.00 | 0.00 | 0.00 | \$5,800 |
| 3: Utility Shed | 1 | SV | D | 2005 | 2005 | 20 | F | | 0.85 | | 8'x8' | | 55% | | 0% | 100% | 1.270 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |