

89-10-28-200-211.000-005

SHORT, MICHAEL & FRED A

1323 AIRPORT RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-204991 (004)/2049

1/2

General Information

Parcel Number 89-10-28-200-211.000-005

Local Parcel Number 31-28-200-211.000-04

Tax ID: 004-00090-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 005 (Local 004) CENTER TOWNSHIP - SANITARY

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 204991-004 CENTER-204991 (004)

Section/Plat 3128200

Location Address (1) 1323 AIRPORT RD 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

SHORT, MICHAEL & FRED A 1323 AIRPORT RD CENTERVILLE, IN 47330

Legal

PT NE SEC 28-16-14 0.459A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/24/2021 to 01/01/1900.

Notes

1/4/2023 Misc: 2023 GENERAL REVAL
8/9/2021 Misc: 2022 SALES REVIEW

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, 2021.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.46), Actual Frontage (0), Developer Discount, Parcel Acreage (0.46), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 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 (\$14,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,800).

Data Source External Only

Collector 09/07/2022 rc

Appraiser 01/04/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1648 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, Open Frame	98	\$6,300

Plumbing

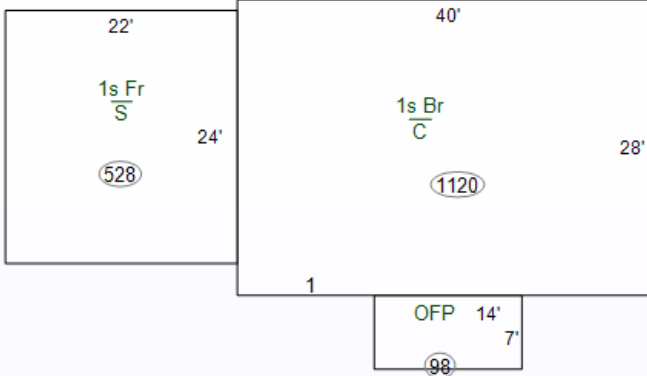
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
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	94	1648	1648	\$153,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1120	0	\$8,100	
Slab		528	0	\$0	
				Total Base	\$162,000

Adjustments

1 Row Type Adj. x 1.00		\$162,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1648	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$171,500

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$177,800
Garages (+) 0 sqft	\$0	\$177,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$136,017

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	4/6 Maso	D+2	1965	1965	60 A		0.85		1,648 sqft	\$136,017	45%	\$74,810	20%	100%	1.140	1.000	100.00	0.00	0.00	\$68,200
2: Utility Shed	1	SV	D	2000	2000	25 F		0.85		10'x14'		60%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0