

General Information

Parcel Number 89-10-28-300-305.000-004
Local Parcel Number 31-28-300-305.000-03

Tax ID: 003-00869-00

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 3128300

Location Address (1) 1595 KELLAM 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

FERGUSON, CAROL & THOMAS L BORDEN JT/T/W/R/S 1595 KELLAM RD CENTERVILLE, IN 47330

Legal

PT W 1/2 SW SEC 28-16-14 80 X 265 FT PT W 1/2 SW SEC 28-16-14 80 X 265 FT

Transfer of Ownership

Date 01/01/1900 Owner FERGUSON, CAROL Doc ID Code Book/Page Adj Sale Price V/I CO / I

Notes

9/8/2022 Misc: 2023 GENERAL REVAL



Res

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

Table with 7 columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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

Table with 15 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 2 columns: Computation Name (e.g., Calculated Acreage, Actual Frontage) and Value (e.g., 0.97, 0).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 720 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	140	\$8,300
Patio, Treated Pine	96	\$800
Canopy, Shed Type	48	\$500
Porch, Open Frame	120	\$7,500
Patio, Treated Pine	40	\$400

Plumbing

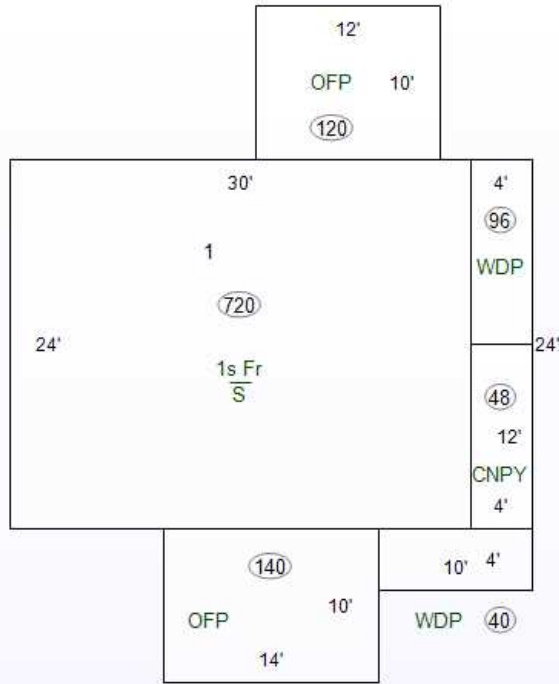
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	720	720	\$82,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	720	0	\$0	
Total Base			\$82,500	
Adjustments			1 Row Type Adj. x 1.00	\$82,500
5				
6				
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
4				
Loft (+)				\$0
Fireplace (+)				\$0
3				
No Heating (-)				\$0
A/C (+)				\$0
2				
No Elec (-)				\$0
Plumbing (+ / -)		5 - 5 = 0	\$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit			\$82,500	
Sub-Total, 1 Units				
Exterior Features (+)		\$17,500		\$100,000
Garages (+) 0 sqft		\$0		\$100,000
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.85
Replacement Cost				\$68,000

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	1955	1965	60	A		0.85		720 sqft	\$68,000	45%	\$37,400	0%	100%	1.270	1.000	100.00	0.00	0.00	\$47,500
2: Canopy- Shed Type	1		C	2004	2004	21	A		0.85		8'x32'	\$1,615	22%	\$1,260	0%	100%	1.270	1.000	100.00	0.00	0.00	\$1,600
3: Lean-to	1	Concrete	C+1	2009	2004	21	A	\$8.80	0.85		14'x28' x 8'	\$3,079	40%	\$1,850	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,900
4: Type 3 Barn	1	T3AW	C	1998	1998	27	A	\$20.41	0.85		30' x 32' x 10'	\$15,612	50%	\$7,810	0%	100%	1.270	1.000	100.00	0.00	0.00	\$9,900
5: Utility Shed	1	SV	D	1955	1983	42	A		0.85		20'x25'		65%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
6: Utility Shed	1	SV	D	1980	1980	45	A		0.85		16'x20'		65%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0