

89-10-28-300-323.000-004

GIFFEN, TRACY L

1963 SHOEMAKER LN

510, 1 Family Dwell - Platted Lot

CENTER-204051 (003)/2040

1/2

General Information

Parcel Number 89-10-28-300-323.000-004
Local Parcel Number 31-28-300-323.000-03

Tax ID: 003-01023-00

Routing Number

Property Class 510
1 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 204051-003 CENTER-204051 (003)

Section/Plat 3128300

Location Address (1) 1963 SHOEMAKER LN CENTERVILLE, IN 47330

Zoning

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

GIFFEN, TRACY L
1963 SHOEMAKER LN
CENTERVILLE, IN 47330

Legal

LOT 11 & 12 & LOT 13 EXC 0.20A & N PT LOT 14 0.60A CRESTWOOD SUB DIV



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$65,900, \$122,200, \$188,100, 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.

Lot

Market Model N/A

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Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/18/2024 GIFFEN, TRACY L and 01/01/1900 GIFFEN, GREG D & T.

Notes

8/18/2022 Misc: 2023 GENERAL REVAL

Land Computations

Table with columns: Land Computations (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) and values.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1800 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, Brick	240	\$4,400
Porch, Enclosed Frame	198	\$13,800
Porch, Open Frame	360	\$15,600

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	936	936	\$99,000	
2	1Fr	864	864	\$47,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		864	0	\$7,100	
Slab					

Total Base \$154,000
Adjustments 1 Row Type Adj. x 1.00 \$154,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$160,100

Sub-Total, 1 Units

Exterior Features (+)	\$33,800	\$193,900
Garages (+) 550 sqft	\$21,400	\$215,300
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost		\$192,155

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2	Wood Fr	C+1	1963	1970	55	A		0.85			1,800 sqft	\$192,155	40%	\$115,290	0%	100%	1.060	1.000	100.00	0.00	0.00	\$122,200
2: Utility Shed	1	SV	C	2005	2005	20	A		0.85			12'x15'		50%		0%	100%	1.060	1.000	100.00	0.00	0.00	\$0