

General Information

Parcel Number 89-10-29-000-310.001-004
Local Parcel Number 31-29-000-310.010-03

Tax ID: 003-00399-01

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 3129000

Location Address (1) 1932 MATTIE HARRIS RD CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

VAUGHN, GREGORY & KIMBERLEE
1932 MATTIE HARRIS RD
CENTERVILLE, IN 47330

Legal

PT SW SEC 29-16-14 22.035A



Transfer of Ownership

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

Notes

8/19/2022 Misc: 2023 GENERAL REVAL

Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change (AA), As Of Date (04/22/2025-04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), and (3).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain 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.

Data Source External Only

Collector 07/20/2022 rc

Appraiser 08/19/2022 Nexus

Total Value \$34,700

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2 3/4
<b>Style</b>	N/A
<b>Finished Area</b>	4016 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

Description	Area	Value
Stoop, Masonry	32	\$1,800
Wood Deck	240	\$5,400
Patio, Concrete	240	\$1,900
Wood Deck	124	\$3,300

**Plumbing**

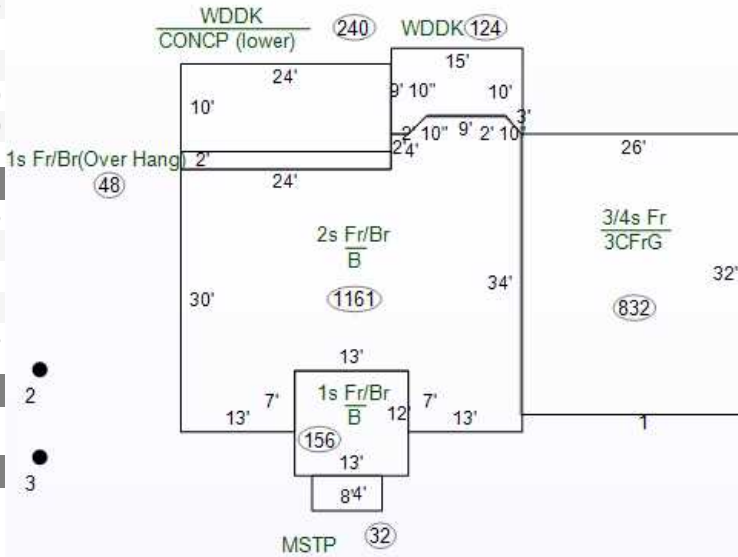
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	2	4
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	9

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1317	1317	\$129,700	
2	92	1209	1209	\$62,600	
3					
4					
1/4					
1/2					
3/4	1Fr	832	832	\$41,600	
Attic					
Bsmt		1317	658	\$69,300	
Crawl					
Slab					

**Total Base** \$303,200

**Adjustments** 1 Row Type Adj. x 1.00 \$303,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1317 3/4:832 2:1209	\$7,800
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$318,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,400	\$331,100
Garages (+) 832 sqft	\$31,900	\$363,000
Quality and Design Factor (Grade)	1.40	
Location Multiplier	0.85	

**Replacement Cost** \$431,970

**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	2 3/4	2/6 Maso	B+2	1992	1992	33	A		0.85		4,675 sqft	\$431,970	24%	\$328,300	0%	100%	1.270	1.000	100.00	0.00	0.00	\$416,900
2: Patio- Concrete- At grade	1		C	1996	1996	29	A		0.85		559 sqft	\$3,825	24%	\$2,910	0%	100%	1.270	1.000	100.00	0.00	0.00	\$3,700
3: Type 3 Barn	1	T3AW	C	1997	1997	28	A	\$17.74	0.85		36' x 46' x 12'	\$19,572	50%	\$9,790	0%	100%	1.270	1.000	100.00	0.00	0.00	\$12,400