

89-10-29-110-239.000-007

DICKERSON, RAYMOND E & SH

403 E SCHOOL ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040 1/2

General Information

Parcel Number 89-10-29-110-239.000-007
Local Parcel Number 31-29-110-239.000-20

Tax ID: 020-00412-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 007 (Local 020)
CENTERVILLE TOWN

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 204060-020
CENTER-204060 (020)

Section/Plat 3129110

Location Address (1)
403 E SCHOOL ST
CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

DICKERSON, RAYMOND E & SHERR
403 E SCHOOL ST
CENTERVILLE, IN 47330

Legal

17 FT ENT E SIDE LOT 182 W 1/2 LOT 183

Transfer of Ownership

Date 01/01/1900 Owner DICKERSON, RAYMO Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/13/2023 Misc: 2023 GENERAL REVALUATION



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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source External Only

Collector 09/23/2022 rc

Appraiser 01/13/2023 Nexus

Total Value \$14,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 920 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
Wood Deck	112	\$2,800

Plumbing

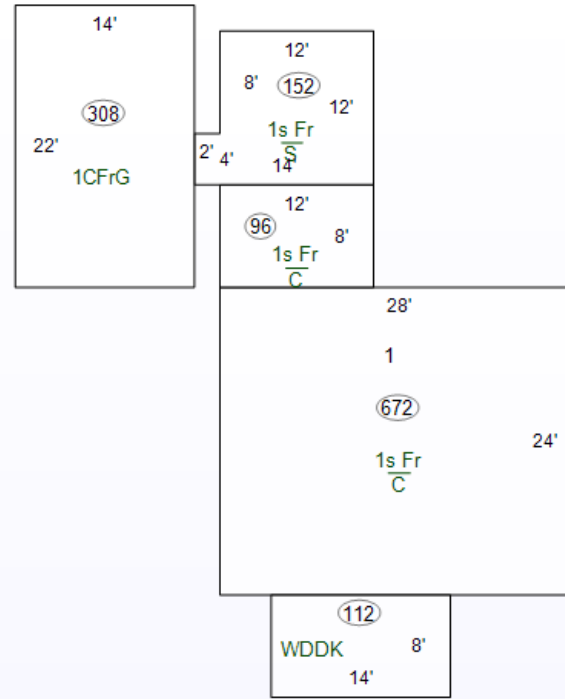
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
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 1Fr	920	920	\$99,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	768	0	\$6,700	
Slab	152	0	\$0	
			Total Base	\$105,700

Adjustments

1 Row Type Adj. x 1.00		\$105,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:920	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$110,900

Sub-Total, 1 Units

Exterior Features (+)	\$2,800	\$113,700
Garages (+) 308 sqft	\$15,000	\$128,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85
Replacement Cost		\$98,456

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	1	Wood Fr	D+2	1942	1950	75	A			0.85		920 sqft	\$98,456	50%	\$49,230	0%	100%	1.310	1.000	100.00	0.00	0.00	\$64,500