

89-10-29-110-242.000-007

SCHERER, GEORGE A & CATHI

309 S 3RD ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

1/2

General Information

Parcel Number 89-10-29-110-242.000-007
Local Parcel Number 31-29-110-242.000-20

Tax ID: 020-00415-00

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)
309 S 3RD 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

SCHERER, GEORGE A & CATHIE E
309 S 3RD ST
CENTERVILLE, IN 47330

Legal

N 1/3 LOT 191 S N 1/3 LOT 192 S N 1/3 LOT 193 S

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 06/04/2019 to 01/01/1900.

Notes

1/30/2023 Misc: 2023 GENERAL REVALUATION



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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: Description, Value. Rows include 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.

Data Source External Only

Collector 07/31/2018 tm

Appraiser 08/07/2018 ht

Total Value \$16,500

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1020 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	120	\$7,500
Patio, Treated Pine	200	\$1,400

**Plumbing**

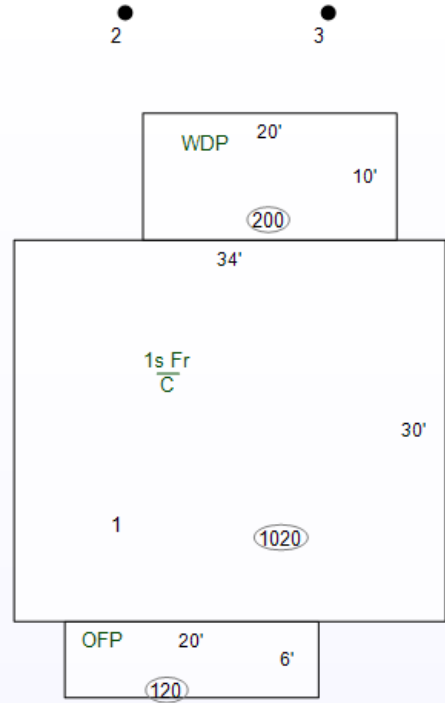
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	1020	1020	\$106,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1020	0	\$7,700	
Slab					

**Total Base** \$114,600

**Adjustments** 1 Row Type Adj. x 1.00 \$114,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1020 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$118,400

**Sub-Total, 1 Units**

Exterior Features (+) \$8,900 \$127,300

Garages (+) 0 sqft \$0 \$127,300

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.85

**Replacement Cost** \$102,795

**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	C-1	1900	1961	64	A		0.85		1,020 sqft	\$102,795	42%	\$59,620	0%	100%	1.310	1.000	100.00	0.00	0.00	\$78,100
2: Detached Garage/Boat H	1	Wood Fr	C	1962	1962	63	A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	42%	\$11,870	0%	100%	1.310	1.000	100.00	0.00	0.00	\$15,500
3: Utility Shed	1	SV	D	2015	2015	10	A		0.85		12'x16'		30%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0