

89-10-29-110-312.000-007

BROCKMAN, CHRISTOPHER J

405 E SOUTH ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

1/2

General Information

Parcel Number 89-10-29-110-312.000-007
Local Parcel Number 31-29-110-312.000-20

Tax ID: 020-00961-00

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)
405 E SOUTH 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

BROCKMAN, CHRISTOPHER J
405 E SOUTH ST
CENTERVILLE, IN 47330

Legal

LOT 231 S



Transfer of Ownership

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

Notes

1/19/2023 Misc: 2023 GENERAL REVALUATION

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, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Includes values for assessment year, land value, and total value.

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. Includes values for land type (F), pricing method (F), act front (66), size (66x165), factor (1.15), rate (\$247), adj. rate (\$284), ext. value (\$18,744), and value (\$18,740).

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.25), Actual Frontage (66), Developer Discount, Parcel Acreage (0.25), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.25), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,700).

Data Source External Only

Collector 09/27/2022 rc

Appraiser 01/19/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 768 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
Stoop, Masonry	48	\$2,300
Canopy, Shed Type	48	\$500
Stoop, Masonry	128	\$3,500
Canopy, Shed Type	128	\$1,100

Plumbing

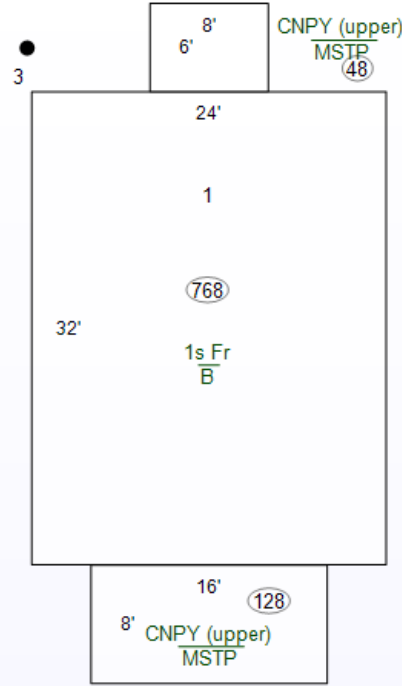
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

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	768	768	\$86,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	768	0	\$30,100	
Crawl				
Slab				

Total Base \$116,600
Adjustments 1 Row Type Adj. x 1.00 \$116,600

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

Sub-Total, One Unit \$116,600

Sub-Total, 1 Units

Exterior Features (+)	\$7,400	\$124,000
Garages (+) 0 sqft	\$0	\$124,000
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$94,860

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+2	1947	1947	78	A		0.85		1,536 sqft	\$94,860	50%	\$47,430	0%	100%	1.310	1.000	100.00	0.00	0.00	\$62,100
2: Detached Garage/Boat H	1	Concrete	D	1947	1947	78	A	\$45.77	0.85	\$31.12	20'x22'	\$13,694	50%	\$6,850	0%	100%	1.310	1.000	100.00	0.00	0.00	\$9,000
3: Utility Shed	1	SV	D	2000	2000	25	A		0.85		10'x12'		55%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0