

89-10-29-120-108.000-007

General Information

Parcel Number
89-10-29-120-108.000-007

Local Parcel Number
31-29-120-108.000-20

Tax ID:
020-00967-00

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
3129120

Location Address (1)
602 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

CASTLEMAN, SETH

Ownership

CASTLEMAN, SETH
602 E SCHOOL ST
CENTERVILLE, IN 47330

Legal

LOT 2 WILLOWBROOK 1ST SUB EX 130.03 X 45.8
X 9 X 163.55 FT



602 E SCHOOL ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/25/2019	CASTLEMAN, SETH	2019008460	WD	/	\$70,000	I
08/10/2016	POINDEXTER, JOAN	2016006556	WD	/	\$61,000	I
07/28/2016	TERHAAR, JEAN, JO	2016006032	SA	/	\$0	I
01/01/1900	CORNELL, CATHERI	2016006032	SA	/		I

CENTER-204060 (020)/2040

1/2

Notes

1/17/2023 Misc: 2023 GENERAL REVALUATION

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$22,200	Land	\$22,200	\$19,000	\$17,100	\$16,700	\$16,700
\$22,200	Land Res (1)	\$22,200	\$19,000	\$17,100	\$16,700	\$16,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$100,100	Improvement	\$100,100	\$85,500	\$77,200	\$76,800	\$70,300
\$100,100	Imp Res (1)	\$100,100	\$85,500	\$77,200	\$76,800	\$70,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$122,300	Total	\$122,300	\$104,500	\$94,300	\$93,500	\$87,000
\$122,300	Total Res (1)	\$122,300	\$104,500	\$94,300	\$93,500	\$87,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		75	75x193	1.20	\$247	\$296	\$22,200	0%	1.0000	100.00	0.00	0.00	\$22,200

Land Computations

Calculated Acreage	0.33
Actual Frontage	75
Developer Discount	☐
Parcel Acreage	0.33
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	0.33
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	\$22,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,200

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1176 sqft

Make

Floor Finish

☐ Earth

☐ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

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

3

Living Rooms

1

Dining Rooms

1

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

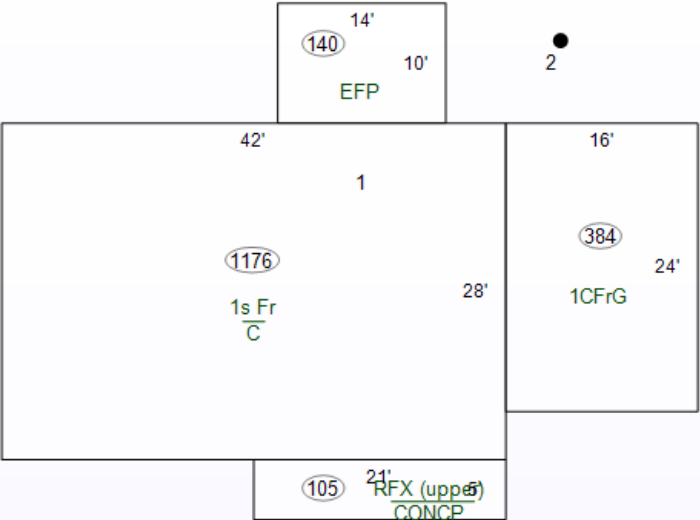
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	140	\$11,600
Patio, Concrete	105	\$800
Canopy, Roof Extension	105	\$1,600



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1176	1176	\$116,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1176	0	\$8,300	
Slab					
				Total Base	\$124,500
Adjustments				1 Row Type Adj. x 1.00	\$124,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
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	\$126,100
				Sub-Total, 1 Units	
Exterior Features (+)				\$14,000	\$140,100
Garages (+) 384 sqft				\$17,600	\$157,700
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.85	
				Replacement Cost	\$127,343

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	1968	1968	57	A		0.85		1,176 sqft	\$127,343	40%	\$76,410	0%	100%	1.310	1.000	100.00	0.00	0.00	\$100,100
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		10'x10'		55%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0