

89-10-29-120-206.000-007

HARVEY, FREDA L

306 S 4TH ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

1/2

General Information

Parcel Number 89-10-29-120-206.000-007
Local Parcel Number 31-29-120-206.000-20

Tax ID: 020-00689-00

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) 306 S 4TH 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

HARVEY, FREDA L
306 S 4TH ST
CENTERVILLE, IN 47330

Legal

90 FT S END OF LOT 188 S 90 FT S END OF LOT 237 S



Transfer of Ownership

Date 01/01/1900 Owner HARVEY, FREDA L Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/30/2023 Misc: 2023 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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 various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1184 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, Enclosed Frame	128	\$10,600
Wood Deck	224	\$5,000

Plumbing

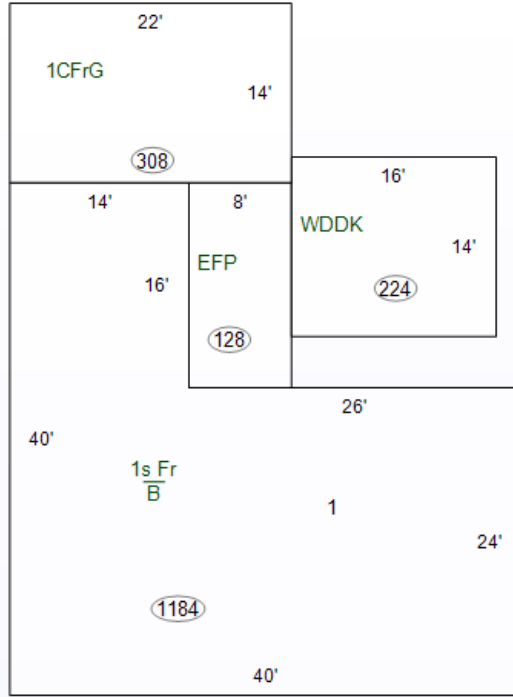
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1184	1184	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1184	0	\$38,600	
Crawl				
Slab				

Total Base \$154,800

Adjustments 1 Row Type Adj. x 1.00 \$154,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1184 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$160,600

Sub-Total, 1 Units

Exterior Features (+)	\$15,600	\$176,200
Garages (+) 308 sqft	\$15,000	\$191,200
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$154,394

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	C-1	1960	1960	65	A			0.85		2,368 sqft	\$154,394	42%	\$89,550	0%	100%	1.310	1.000	100.00	0.00	0.00	\$117,300