

89-10-29-120-208.000-007

PARETZOGLU, GREG

410 E SOUTH ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

1/2

General Information

Parcel Number 89-10-29-120-208.000-007
Local Parcel Number 31-29-120-208.000-20

Tax ID: 020-00968-00

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)
410 E SOUTH ST
CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard High

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

PARETZOGLU, GREG
410 E SOUTH ST
CENTERVILLE, IN 47330

Legal

LOT 190 S EXC 4 FT X 110 FT WS; 50 X 110 FT
LOT 191 S; 16 X 55 FT LOT 191 S; 4 FT X 110 FT W
SLOT 190 S



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 12/30/2020 to 01/01/1900.

Notes

1/31/2023 Misc: 2023 GENERAL REVALUATION
1/29/2021 Misc: 2021 SALES REVIEW: ADD ATTACHED GARAGE NOT PREVIOUSLY ASSESSED

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 values.

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. Rows show data for F, F, F.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.39), Actual Frontage (128), Developer Discount, Parcel Acreage (0.39), 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 (0.39), 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 (\$32,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$32,300).

Data Source External Only

Collector 09/27/2022 rc

Appraiser 01/31/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1496 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 Masonry	288	\$19,400
Stoop, Masonry	30	\$1,800
Canopy, Roof Extension	30	\$800
Patio, Concrete	288	\$2,200

Plumbing

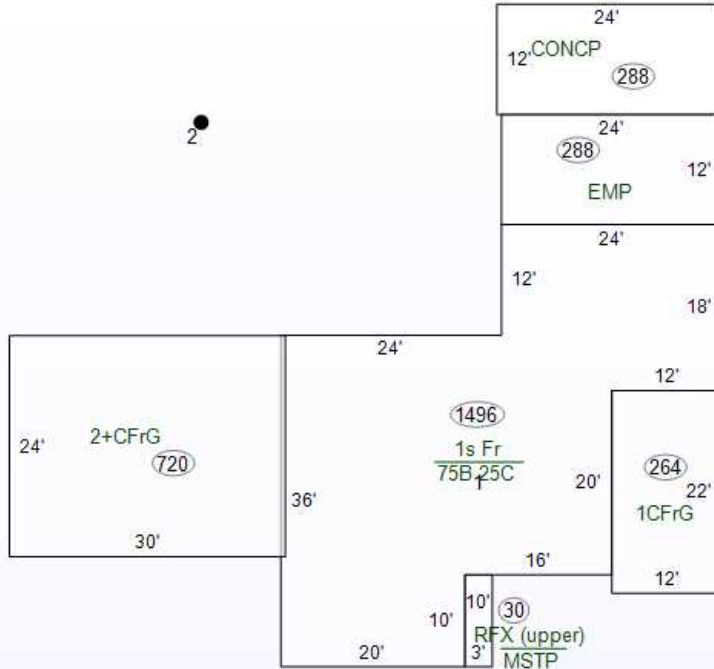
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1496	1496	\$134,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1122	0	\$37,500	
Crawl		374	0	\$4,900	
Slab					

Total Base \$176,900

Adjustments 1 Row Type Adj. x 1.00 \$176,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:300	\$4,000
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1496	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$190,200

Sub-Total, 1 Units

Exterior Features (+)	\$24,200	\$214,400
Garages (+) 984 sqft	\$40,300	\$254,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$216,495

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	1958	1958	67	G		0.85		2,618 sqft	\$216,495	37%	\$136,390	0%	100%	1.310	1.000	100.00	0.00	0.00	\$178,700
2: Utility Shed	1	SV	D	2005	2005	20	A		0.85		12'x16'		50%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0