

89-10-29-120-246.000-007

BAISDEN, BOYD T & VICKIE L

310 MULBERRY BLVD

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

General Information

Parcel Number 89-10-29-120-246.000-007
Local Parcel Number 31-29-120-246.000-20

Tax ID: 020-00270-00

Routing Number

Property Class 510 RENTAL
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)
310 MULBERRY BLVD
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

BAISDEN, BOYD T & VICKIE L
8661 COLLEGE CORNER RD
CENTERVILLE, IN 47330

Legal

LOT 30 WILLOWBROOK 1ST

Transfer of Ownership

Date 01/01/1900 Owner BAISDEN, BOYD T &
Doc ID Code Book/Page Adj Sale Price V/I
CO / I

Notes

1/31/2023 Misc: 2023 GENERAL REVALUATION



Res

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 (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement/Total values for Res (1), (2), and (3).

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

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (61), Size (61x120), Factor (1.00), Rate (\$247), Adj. Rate (\$247), Ext. Value (\$15,067), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$15,070).

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.17, Actual Frontage 61, Developer Discount, Parcel Acreage 0.17, 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 0.17, 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 \$15,100, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$15,100).

Data Source External Only

Collector 10/06/2022 rc

Appraiser 10/06/2022 Nexus

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 864 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
Canopy, Shed Type	160	\$1,300
Stoop, Masonry	160	\$3,800

**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

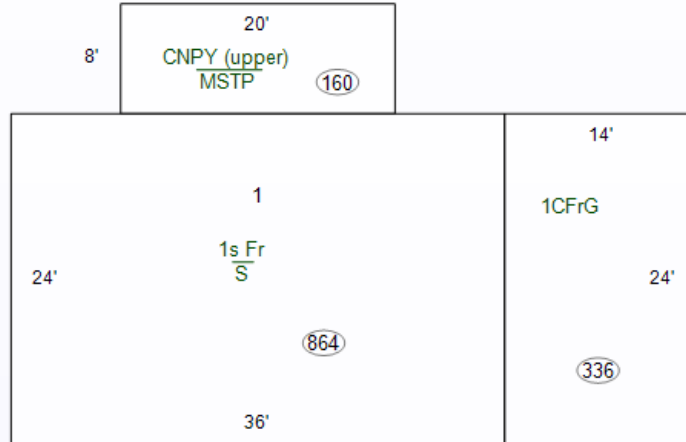
**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air

2



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	864	864	\$94,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		864	0	\$0	

**Total Base** \$94,800

**Adjustments 1 Row Type Adj. x 1.00** \$94,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:864	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$99,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$5,100	\$104,300
Garages (+) 336 sqft	\$16,500	\$120,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85
<b>Replacement Cost</b>		\$97,546

**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	1955	1961	64	A			0.85		864 sqft	\$97,546	42%	\$56,580	0%	100%	1.310	1.000	100.00	0.00	0.00	\$74,100
2: Utility Shed	1	SV	D	2005	2005	20	A			0.85		8'x12'		50%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0