

89-10-29-120-321.000-007

General Information

Parcel Number

89-10-29-120-321.000-007

Local Parcel Number

31-29-120-321.000-20

Tax ID:

020-00637-00

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)

706 BEECH AVE

CENTERVILLE, IN 47330

Zoning

ZO01 Residential

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

All

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Static

Printed

Tuesday, April 29, 2025

Review Group

2027

GOACHER, DEBRA S

Ownership

GOACHER, DEBRA S

706 BEECH AVE

CENTERVILLE, IN 47330

Legal

LOT 77 WILLOWBROOK 2ND

706 BEECH AVE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj

Sale Price

V/I

01/01/1900

GOACHER, DEBRA S

CO

/

I

1/31/2023 Misc: 2023 GENERAL REVAL

Notes

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     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$14,400         | Land                | \$14,400                 | \$12,300                 | \$11,000                 | \$10,700                 | \$10,700                 |
| \$14,400         | Land Res (1)        | \$14,400                 | \$12,300                 | \$11,000                 | \$10,700                 | \$10,700                 |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$106,200        | Improvement         | \$106,200                | \$90,000                 | \$81,200                 | \$83,200                 | \$75,800                 |
| \$106,200        | Imp Res (1)         | \$106,200                | \$90,000                 | \$81,200                 | \$83,200                 | \$75,800                 |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$120,600        | Total               | \$120,600                | \$102,300                | \$92,200                 | \$93,900                 | \$86,500                 |
| \$120,600        | Total Res (1)       | \$120,600                | \$102,300                | \$92,200                 | \$93,900                 | \$86,500                 |
| \$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              |         | 60         | 60x112 | 0.97   | \$247 | \$240     | \$14,400   | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$14,400 |

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     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$14,400         | Land                | \$14,400                 | \$12,300                 | \$11,000                 | \$10,700                 | \$10,700                 |
| \$14,400         | Land Res (1)        | \$14,400                 | \$12,300                 | \$11,000                 | \$10,700                 | \$10,700                 |
| \$0              | Land Non Res (2)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Land Non Res (3)    | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$106,200        | Improvement         | \$106,200                | \$90,000                 | \$81,200                 | \$83,200                 | \$75,800                 |
| \$106,200        | Imp Res (1)         | \$106,200                | \$90,000                 | \$81,200                 | \$83,200                 | \$75,800                 |
| \$0              | Imp Non Res (2)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$0              | Imp Non Res (3)     | \$0                      | \$0                      | \$0                      | \$0                      | \$0                      |
| \$120,600        | Total               | \$120,600                | \$102,300                | \$92,200                 | \$93,900                 | \$86,500                 |
| \$120,600        | Total Res (1)       | \$120,600                | \$102,300                | \$92,200                 | \$93,900                 | \$86,500                 |
| \$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              |         | 60         | 60x112 | 0.97   | \$247 | \$240     | \$14,400   | 0%      | 1.0000        | 100.00 | 0.00  | 0.00  | \$14,400 |

Land Computations

|                         |                          |
|-------------------------|--------------------------|
| Calculated Acreage      | 0.15                     |
| Actual Frontage         | 60                       |
| Developer Discount      | <input type="checkbox"/> |
| Parcel Acreage          | 0.15                     |
| 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    | 0.15                     |
| 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             | \$14,400                 |
| CAP 2 Value             | \$0                      |
| CAP 3 Value             | \$0                      |
| Total Value             | \$14,400                 |

Data Source

External Only

Collector

10/06/2022

rc

Appraiser

01/31/2023

Nexus

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1428 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Wood Shingle

☐ Slate

☐ Tile

☐ Other

Exterior Features

DescriptionAreaValue

Porch, Open Frame160\$8,300

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms4

Living Rooms1

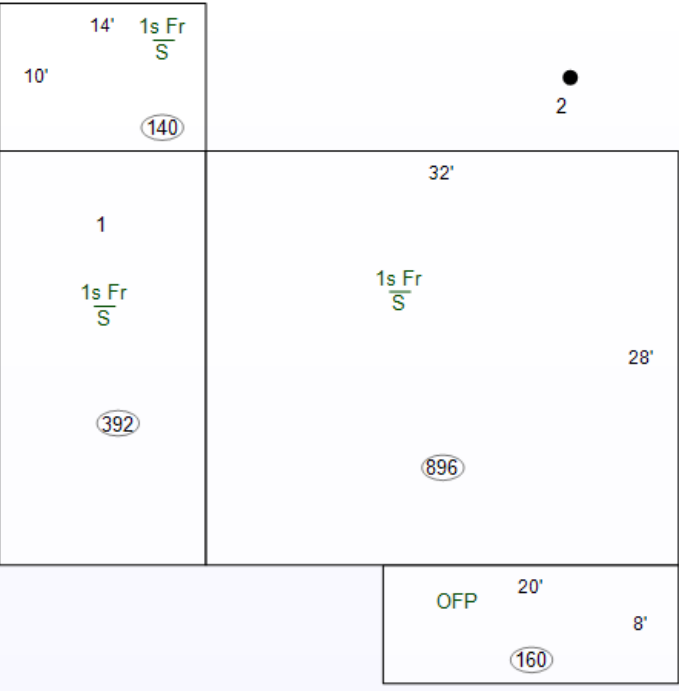
Dining Rooms1

Family Rooms0

Total Rooms7

Heat Type

Central Warm Air



| Specialty Plumbing |       |       |
|--------------------|-------|-------|
| Description        | Count | Value |

| Cost Ladder                       |        |                        |                 |           |           |
|-----------------------------------|--------|------------------------|-----------------|-----------|-----------|
| Floor                             | Constr | Base                   | Finish          | Value     | Totals    |
| 1                                 | 1Fr    | 1428                   | 1428            | \$130,500 |           |
| 2                                 |        |                        |                 |           |           |
| 3                                 |        |                        |                 |           |           |
| 4                                 |        |                        |                 |           |           |
| 1/4                               |        |                        |                 |           |           |
| 1/2                               |        |                        |                 |           |           |
| 3/4                               |        |                        |                 |           |           |
| Attic                             |        |                        |                 |           |           |
| Bsmt                              |        |                        |                 |           |           |
| Crawl                             |        |                        |                 |           |           |
| Slab                              |        | 1428                   | 0               | \$0       |           |
|                                   |        | Total Base             |                 |           | \$130,500 |
| Adjustments                       |        | 1 Row Type Adj. x 1.00 |                 |           | \$130,500 |
| Unfin Int (-)                     |        |                        |                 |           | \$0       |
| Ex Liv Units (+)                  |        |                        |                 |           | \$0       |
| Rec Room (+)                      |        |                        |                 |           | \$0       |
| Loft (+)                          |        |                        |                 |           | \$0       |
| Fireplace (+)                     |        |                        |                 |           | \$0       |
| No Heating (-)                    |        |                        |                 |           | \$0       |
| A/C (+)                           |        |                        |                 | 1:1428    | \$4,600   |
| No Elec (-)                       |        |                        |                 |           | \$0       |
| Plumbing (+ / -)                  |        |                        | 5 – 5 = 0 x \$0 |           | \$0       |
| Spec Plumb (+)                    |        |                        |                 |           | \$0       |
| Elevator (+)                      |        |                        |                 |           | \$0       |
| Sub-Total, One Unit               |        |                        |                 |           | \$135,100 |
| Sub-Total, 1 Units                |        |                        |                 |           |           |
| Exterior Features (+)             |        |                        |                 | \$8,300   | \$143,400 |
| Garages (+) 0 sqft                |        |                        |                 | \$0       | \$143,400 |
| Quality and Design Factor (Grade) |        |                        |                 |           | 0.95      |
| Location Multiplier               |        |                        |                 |           | 0.85      |
| Replacement Cost                  |        |                        |                 |           | \$115,796 |

| 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   | 1958       | 1982     | 43         | A  |           | 0.85 |          | 1,428 sqft | \$115,796 | 30%      | \$81,060      | 0%      | 100% | 1.310 | 1.000 | 100.00 | 0.00  | 0.00  | \$106,200    |
| 2: 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          |