General Information

Parcel Number
89-10-29-120-506.000-007

Local Parcel Number
31-29-120-506.000-20

Tax ID:
020-01075-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2023

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)
501 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 Monday, May 1, 2023
Review Group 2023

Ownership

STROH, MARK S
C/O LAURA STROHMIER
29 S 10TH ST
RICHMOND, IN 47374

Legal

LOT 102 WILLOWBROOK 2ND

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/16/2016	STROH, MARK S	2016001344	SW	/	$32,000	I
10/06/2015	CITIFINANCIAL SERV	2015008429	SH	/	$49,115	I
02/19/2014	WHITE, HEIDI	2014001079	QC	/	$0	I
01/01/1900	WHITE, GREGORY E	2014001079	QC	/	$0	I

Notes

1/31/2023 Misc: 2023 GENERAL REVAL

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/10/2023	As Of Date	04/20/2023	04/22/2022	04/16/2021	01/01/2020	01/01/2019
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	☐	☐	☐	☐	☐
$11,000	**Land**	**$11,000**	**$10,700**	**$10,700**	**$10,400**	**$10,400**
$11,000	Land Res (1)	$11,000	$10,700	$10,700	$10,400	$10,400
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$36,000	**Improvement**	**$36,000**	**$36,500**	**$33,600**	**$32,800**	**$32,800**
$36,000	Imp Res (1)	$36,000	$35,900	$33,000	$32,200	$32,200
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$600	$600	$600	$600
$47,000	**Total**	**$47,000**	**$47,200**	**$44,300**	**$43,200**	**$43,200**
$47,000	Total Res (1)	$47,000	$46,600	$43,700	$42,600	$42,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$600	$600	$600	$600

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. %	Res Elig %	Market Factor	Value
F	F		55	55x131	1.05	$190	$200	$11,000	0%	100%	1.0000	$11,000

Land Computations

Calculated Acreage	0.17
Actual Frontage	55
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$11,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$11,000**

Data Source External Only **Collector** 10/06/2022 rc **Appraiser** 01/31/2023 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	896 sqft
Make	

Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [ ] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [ ] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

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	0
Family Rooms	0
Total Rooms	5

Heat Type

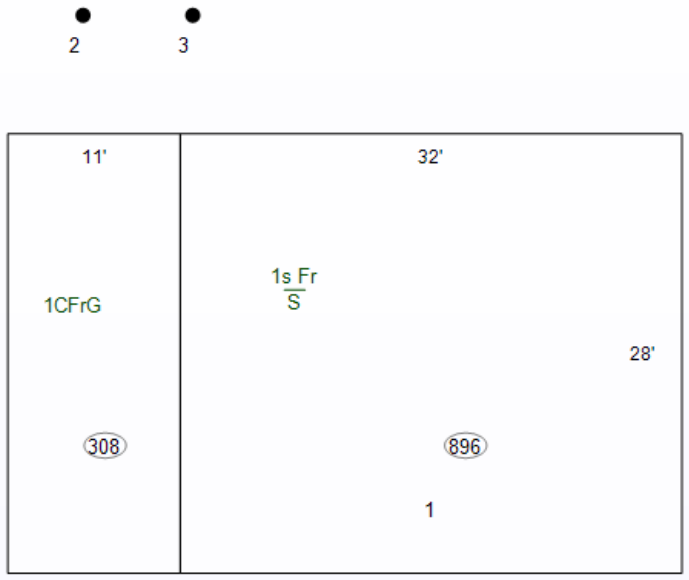
Central Warm Air

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	896	896	$74,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		896	0	$0	
				Total Base	$74,300
Adjustments				**1 Row Type Adj. x 1.00**	$74,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:896	$3,400
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$77,700
				Sub-Total, 1 Units	
Exterior Features (+)				$0	$77,700
Garages (+) 308 sqft				$11,500	$89,200
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.87
				Replacement Cost	$69,844

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	D+2	1958	1958	65	F		0.87		896 sqft	$69,844	60%	$27,940	0%	100%	1.290	1.0000	$36,000
2: Utility Shed	0%	1	SV	D	1958	1958	65	A		0.87		8'x10'		65%		0%	100%	1.290	1.0000	$0
3: Utility Shed	0%	1	SV	D	2000	2000	23	A		0.87		10'x16'		55%		0%	100%	1.290	1.0000	$0