

89-10-29-120-529.000-007

BANE, EDNA RUTH

502 LOCUST LN

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

1/2

General Information

Parcel Number 89-10-29-120-529.000-007
Local Parcel Number 31-29-120-529.000-20

Tax ID: 020-00289-07

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) 502 LOCUST LN CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities ERA All

Streets or Roads TIF Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

BANE, EDNA RUTH
2009 WILLOW GROVE RD
CENTERVILLE, IN 47330

Legal

LOT 153 WILLOWBROOK 3RD SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/25/2021 to 01/01/1900.

Notes

4/29/2024 Correction: 2024 INCOME APPROACH APPLIED.



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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. Row shows data for F, F, 73, 73x115, 0.98, \$247, \$242, \$17,666, 0%, 1.0000, 100.00, 0.00, 0.00, \$17,670.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.19), Actual Frontage (73), Developer Discount, Parcel Acreage (0.19), 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 (0.19), 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 (\$17,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,700).

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 1280 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, Roof Extension	40	\$1,000
Patio, Concrete	40	\$400
Patio, Concrete	144	\$1,200

Plumbing

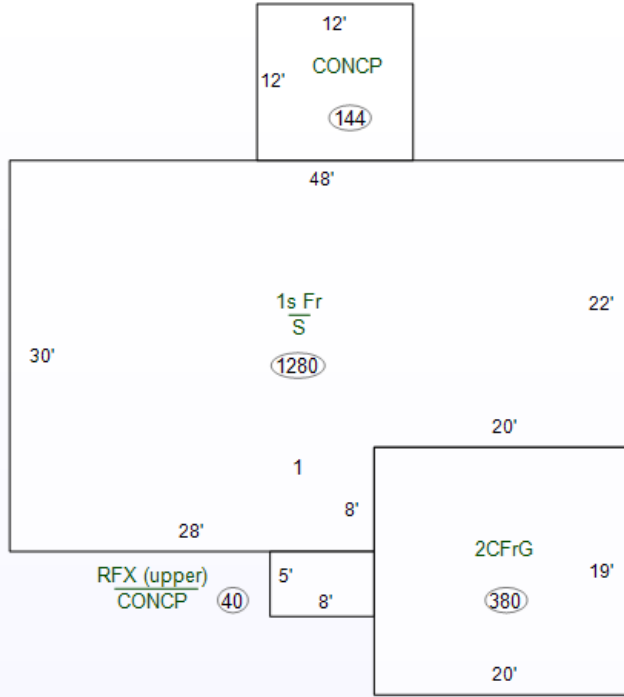
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1280	1280	\$122,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1280	0	\$0	
				Total Base	\$122,700

Adjustments 1 Row Type Adj. x 1.00 \$122,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1280 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$129,500

Sub-Total, 1 Units

Exterior Features (+)	\$2,600	\$132,100
Garages (+) 380 sqft	\$17,600	\$149,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$127,245

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	1991	1991	34	A		0.85		1,280 sqft	\$127,245	26%	\$94,160	30%	100%	1.310	1.000	100.00	0.00	0.00	\$86,300
2: Utility Shed	1	SV	D	2000	2000	25	A		0.85		8'x10'		55%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0