

89-10-29-140-130.000-007

UPLAND SOUTH LLC

707 ELM DR

510, 1 Family Dwell - Platted Lot

CENTER-204045 (020)/2040

1/2

General Information

Parcel Number 89-10-29-140-130.000-007
Local Parcel Number 31-29-140-130.000-20

Tax ID: 020-00252-00

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 204045-020 CENTER-204045 (020)

Section/Plat 3129140

Location Address (1) 707 ELM DR
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

UPLAND SOUTH LLC
PO BOX 22
CRESTWOOD, KY 40014

Legal

LOT 180 WILLOWBROOK 3RD SUB DIV
(CONTRACT: AUTUMN R MULLIN & GEORGE D
ARMON PENNINGTON JR 5-6-21 2021004546)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 05/06/2021 to 01/01/1900.

Notes

2/2/2023 Misc: 2023 GENERAL REVALUATION



Res

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

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

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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, 70, 70x131, 0.91, \$241, \$219, \$15,330, 0%, 1.0000, 100.00, 0.00, 0.00, \$15,330.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.21), Actual Frontage (70), Developer Discount, Parcel Acreage (0.21), 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 (0.21), 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 (\$15,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$15,300).

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	1284 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Canopy, Roof Extension	56	\$1,000
Stoop, Masonry	56	\$2,300
Wood Deck	140	\$3,700

Plumbing

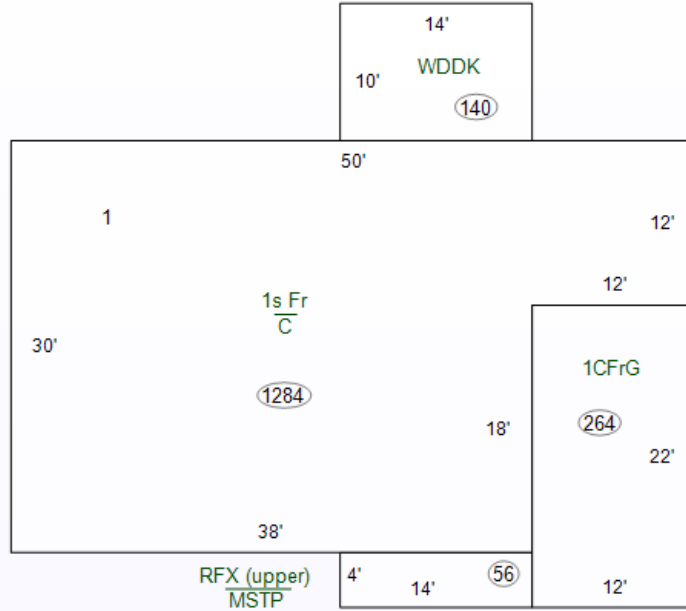
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1284	1284	\$122,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1284	0	\$8,700	
Slab				

Total Base \$131,400

Adjustments 1 Row Type Adj. x 1.00 \$131,400

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

Sub-Total, One Unit \$131,400

Sub-Total, 1 Units

Exterior Features (+)	\$7,000	\$138,400
Garages (+) 264 sqft	\$12,800	\$151,200
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$122,094

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	1971	1981	44	A			0.85		1,284 sqft	\$122,094	30%	\$85,470	0%	100%	1.230	1.000	100.00	0.00	0.00	\$105,100