

89-10-29-140-201.035-007

HERRMAN, CHRISTOPHER M &

507 WILLOW DR

510, 1 Family Dwell - Platted Lot

CENTER-204055 (020)/2040

1/2

General Information

Parcel Number 89-10-29-140-201.035-007

Local Parcel Number 31-29-140-201.350-20

Tax ID: 020-00915-37

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 204055-020 CENTER-204055 (020)

Section/Plat 3129140

Location Address (1) 507 WILLOW DR CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

HERRMAN, CHRISTOPHER M & SHA 507 WILLOW DR CENTERVILLE, IN 47330

Legal

LOT 21 WILLOWBROOK PLACE SEC 1

Transfer of Ownership

Date 01/01/1900 Owner HERRMAN, CHRISTO Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/16/2022 CYCLICAL: 2023 GENERAL REVAL



Res

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 15 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

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.24), Actual Frontage (80), Developer Discount, Parcel Acreage (0.24), 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 (0.24), 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 (\$29,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,800)

Data Source External Only

Collector 09/29/2022 rc

Appraiser 12/16/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1549 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input checked="" 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
Patio, Concrete	120	\$1,000
Canopy, Roof Extension	40	\$1,000
Patio, Concrete	40	\$400

Plumbing

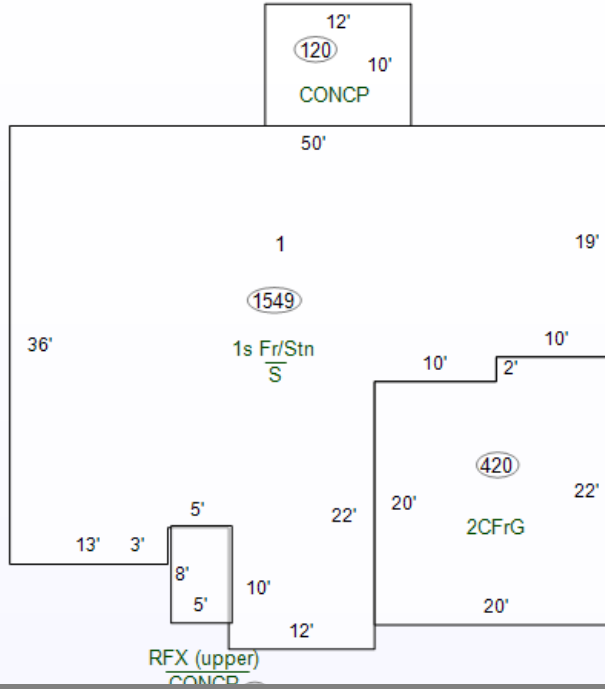
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	92	1549	1549	\$142,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1549	0		\$0
Total Base				\$142,300

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1549	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$155,000	
Sub-Total, 1 Units		
Exterior Features (+)	\$2,400	\$157,400
Garages (+) 420 sqft	\$17,600	\$175,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$156,188

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	2/6 Maso	C+1	2005	2005	20	A		0.85		1,549 sqft	\$156,188	20%	\$124,950	0%	100%	1.270	1.000	100.00	0.00	0.00	\$158,700
2: Utility Shed	1		D	2022	2022	3	A	\$23.66	0.85	\$16.09	8'x12'	\$1,545	15%	\$1,310	0%	100%	1.270	1.000	100.00	0.00	0.00	\$1,700