

General Information

Parcel Number 89-10-30-000-103.000-004
Local Parcel Number 31-30-000-103.000-03

Tax ID: 003-01093-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 004 (Local 003) CENTER TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 944519-003 CENTER COM-944519 (003)

Section/Plat 3130000

Location Address (1) 1461 WILLOW GROVE RD CENTERVILLE, IN 47330

Zoning ZO01 Residential

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

PHENIS, PAUL & CHERYL
1461 WILLOW GROVE RD
CENTERVILLE, IN 47330

Legal

PT NW SEC 30-16-14 17.50A

Transfer of Ownership

Date 01/01/1900 Owner PHENIS, PAUL & CHE Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/14/2023 Misc: 2023 GENERAL REVALUATION



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 0', CI 100' X 0')

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 rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source External Only

Collector 11/02/2022 rc

Appraiser 03/14/2023 Nexus

Total Value \$76,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1505 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**

Plumbing

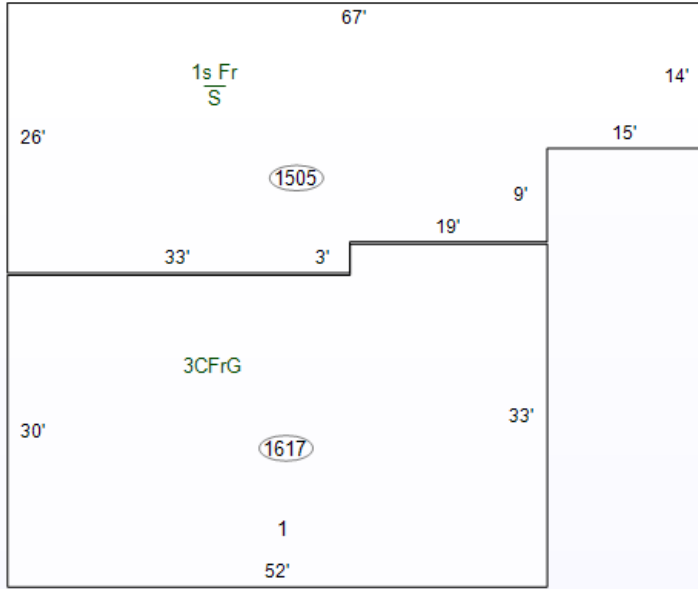
**TF**
Full Bath 1 3
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 3 5

Accommodations

Bedrooms 2
Living Rooms 1
Dining Rooms 1
Family Rooms 1
Total Rooms 6

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1505	1505	\$134,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1505	0	\$0	
			Total Base	\$134,500

Adjustments **1 Row Type Adj. x 1.00** **\$134,500**

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1505	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$139,300

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$139,300
Garages (+) 1617 sqft	\$52,200	\$191,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$170,914

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	1999	1999	26	A		0.85		1,505 sqft	\$170,914	24%	\$129,890	10%	100%	1.000	1.000	100.00	0.00	0.00	\$116,900
2: Type 2 Barn	1		C	1920	1920	105	A	\$46.77	0.85		20' x 26' x 10'	\$17,366	65%	\$6,080	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,100

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Mixed Use Com	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type 1: 1(196')

Heating

A/C

Sprinkler

Plumbing RES/CI

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

Roofing

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

GCK Adjustments

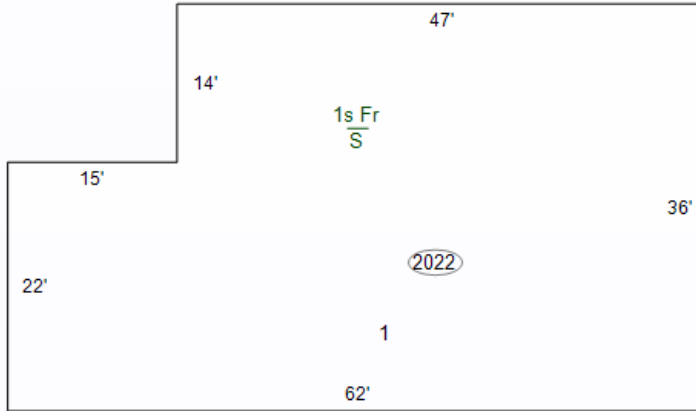
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
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Special Features

Description	Value	Description	Value
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Floor/Use Computations

Pricing Key	GCM
Use	UTLSTOR
Use Area	2022 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	196'
PAR	10
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	10'
Base Rate	\$96.63
Frame Adj	(\$16.93)
Wall Height Adj	(\$6.36)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$73.34
BPA Factor	1.00
Sub Total (rate)	\$73.34
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.33)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$72.01
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$145,604

Building Computations

Sub-Total (all floors)	\$145,604	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$145,604
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$123,764
Exterior Features	\$0		

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: Mixed Use Commercial	1	Wood Fr	C	1999	1999	26	A		0.85		2,022 sqft	\$123,764	80%	\$24,750	0%	100%	1.000	1.000	0.00	0.00	100.00	\$24,800

