

89-10-30-210-325.000-007

PHENIS, CHAD A & LILY C BALL

412 WILLOW GROVE RD

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

General Information

Parcel Number 89-10-30-210-325.000-007
Local Parcel Number 31-30-210-325.000-20

Tax ID: 020-00736-00

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 204060-020
CENTER-204060 (020)

Section/Plat 3130210

Location Address (1)
412 WILLOW GROVE RD
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

PHENIS, CHAD A & LILY C BALLENG
412 WILLOW GROVE RD
CENTERVILLE, IN 47330

Legal

EX 57.75 FT OFF N END LOT 34 MC MINN'S 1ST
ADDN EX 57.75 FT OFF N END LOT 33 MC MINN'S
1ST ADDN



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/09/2020 to 01/01/1900.

Notes

12/19/2022 Misc: 2023 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

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.

Land Computations

Table with columns: Computation Name, Value. Rows include 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 09/29/2022 rc

Appraiser 12/19/2022 Nexus

Total Value \$17,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1200 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, Shed Type	165	\$1,400
Wood Deck	165	\$4,100
Porch, Open Frame	144	\$8,300
Canopy, Shed Type	30	\$400
Stoop, Masonry	30	\$1,800
Wood Deck	193	\$4,600

Plumbing

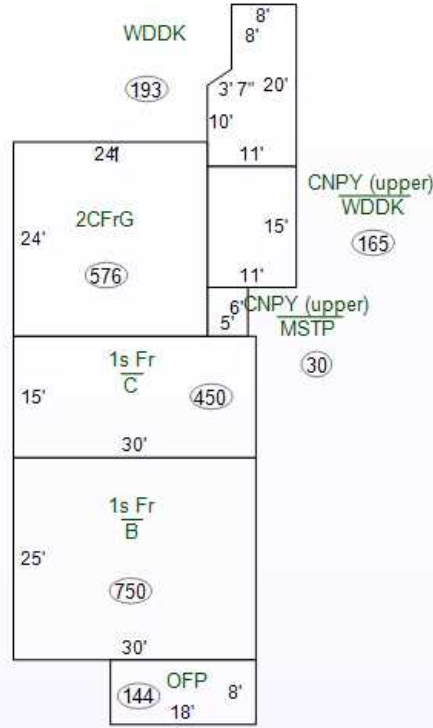
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1200	1200	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	750	0	\$29,600	
Crawl	450	0	\$5,400	
Slab				

Total Base \$152,700

Adjustments 1 Row Type Adj. x 1.00 \$152,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1200	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$156,900

Sub-Total, 1 Units

Exterior Features (+)	\$20,600	\$177,500
Garages (+) 576 sqft	\$24,700	\$202,200
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.85

Replacement Cost \$163,277

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	1952	1952	73	A		0.85		1,950 sqft	\$163,277	45%	\$89,800	0%	100%	1.310	1.000	100.00	0.00	0.00	\$117,600