

89-10-30-210-403.000-007

BAISDEN, BOYD T & VICKIE L

525 W SYCAMORE ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

1/2

General Information

Parcel Number 89-10-30-210-403.000-007
Local Parcel Number 31-30-210-403.000-20

Tax ID: 020-01017-00

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 204060-020 CENTER-204060 (020)

Section/Plat 3130210

Location Address (1) 525 W SYCAMORE ST 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

BAISDEN, BOYD T & VICKIE L 8661 COLLEGE CORNER RD CENTERVILLE, IN 47330

Legal

LOT 58 MC MINN'S 2ND ADDN

Transfer of Ownership

Date 01/01/1900 Owner BAISDEN, BOYD T & Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/25/2023 Misc: 2023 GENERAL REVALUATION
8/10/2018 Misc: 2019 GENERAL REVALUATION - SFD GR D+ / ADD CNPY / REMOVE UTILITY SHED



Res

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 800 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
Porch, Enclosed Frame	72	\$7,800
Stoop, Masonry	56	\$2,300
Canopy, Shed Type	56	\$500

**Plumbing**

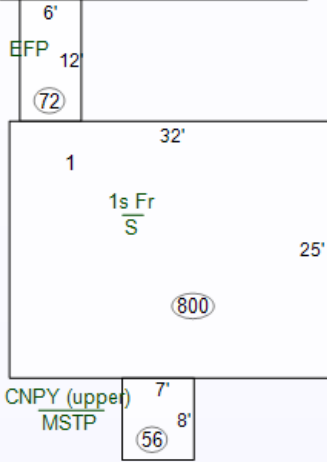
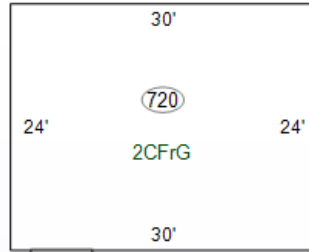
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	800	800	\$88,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	800	0	\$0	
<b>Total Base</b>			<b>\$88,500</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		<b>\$88,500</b>
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** \$88,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,600	\$99,100
Garages (+) 720 sqft	\$27,500	\$126,600
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$91,469</b>

**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	D+1	1954	1954	71	A		0.85		800 sqft	\$91,469	50%	\$45,730	0%	100%	1.310	1.000	100.00	0.00	0.00	\$59,900
2: Utility Shed	1	SV	D	2005	2005	20	A		0.85		12'x12'		50%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0