

89-10-30-220-113.000-007

LARSON, MARLIN W & CAROL

217 S SPRUCE ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

1/2

General Information

Parcel Number 89-10-30-220-113.000-007
Local Parcel Number 31-30-220-113.000-20

Tax ID: 020-00547-00

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 3130220

Location Address (1)
217 S SPRUCE 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

LARSON, MARLIN W & CAROL D
217 S SPRUCE ST
CENTERVILLE, IN 47330

Legal

EXC 40 FT OFF N S OF LOT 94 O P

Transfer of Ownership

Date 01/01/1900 Owner LARSON, MARLIN W Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/17/2023 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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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, 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 09/23/2022 rc

Appraiser 01/17/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2062 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
Patio, Brick	626	\$9,900

Plumbing

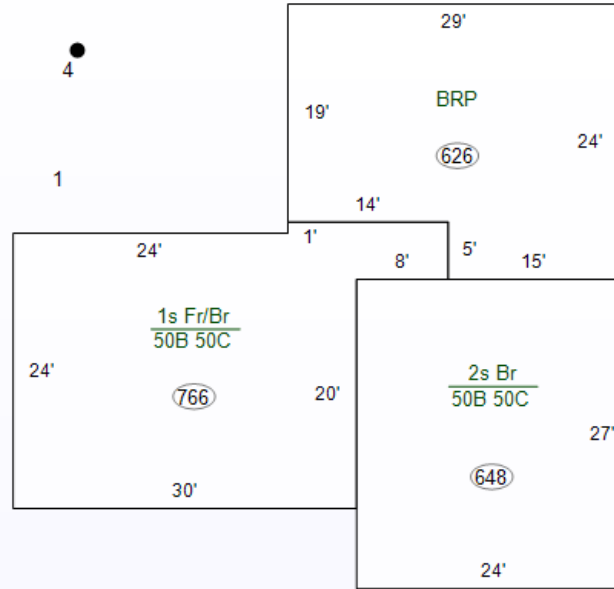
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1414	1414	\$141,500	
2	7	648	648	\$49,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		707	0	\$28,600	
Crawl		707	0	\$6,600	
Slab					

Total Base \$225,700

Adjustments 1 Row Type Adj. x 1.00 \$225,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1414 2:648 \$5,900
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$238,500

Sub-Total, 1 Units

Exterior Features (+)	\$9,900	\$248,400
Garages (+) 0 sqft	\$0	\$248,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$211,140

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	2	5/6 Maso	C	1830	1950	75 A		0.85		2,769 sqft	\$211,140	45%	\$116,130	0%	100%	1.310	1.000	100.00	0.00	0.00	\$152,100
2: Detached Garage/Boat H	1	Concrete	D	1920	1920	105 A	\$45.77	0.85	\$31.12	19'x24'	\$14,192	50%	\$7,100	0%	100%	1.310	1.000	100.00	0.00	0.00	\$9,300
3: Utility Shed	1	SV	D	2015	2015	10 A		0.85		12'x20'		30%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	D	1990	1990	35 F		0.85		8'x8'		70%		0%	100%	1.310	1.000	100.00	0.00	0.00	\$0