

89-10-30-220-309.000-007

SPEARS, DENNIS GERARD &

310 W SYCAMORE ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

General Information

Parcel Number 89-10-30-220-309.000-007
Local Parcel Number 31-30-220-309.000-20

Tax ID: 020-00930-00

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)
310 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

SPEARS, DENNIS GERARD &
LESLIE LYNN
310 W SYCAMORE ST
CENTERVILLE, IN 47330

Legal

LOT 12 RUDDS 1ST



Transfer of Ownership

Date 01/01/1900 Owner SPEARS, DENNIS GE Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/23/2023 Misc: 2023 GENERAL REVAL

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 various valuation amounts for 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 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 listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source External Only

Collector 09/29/2022 rc

Appraiser 01/23/2023 Nexus

Total Value \$14,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 736 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
Wood Deck	288	\$6,300
Stoop, Masonry	180	\$4,100

Plumbing

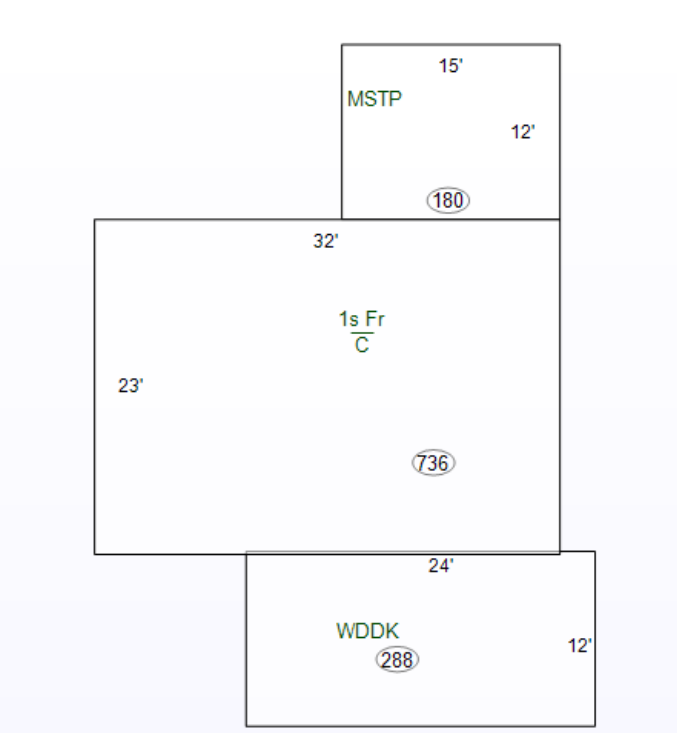
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	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	736	736	\$82,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	736	0	\$6,600	
Slab				

Total Base \$89,100

Adjustments 1 Row Type Adj. x 1.00 \$89,100

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$89,100

Sub-Total, 1 Units

Exterior Features (+) \$10,400 \$99,500

Garages (+) 0 sqft \$0 \$99,500

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.85

Replacement Cost \$67,660

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	1950	1950	75	A		0.85		736 sqft	\$67,660	50%	\$33,830	0%	100%	1.310	1.000	100.00	0.00	0.00	\$44,300