

89-10-30-220-310.000-007

TINCHER, RICHARD K & VICKI L

307 W SYCAMORE ST

510, 1 Family Dwell - Platted Lot

CENTER-204060 (020)/2040

General Information

Parcel Number 89-10-30-220-310.000-007
Local Parcel Number 31-30-220-310.000-20

Tax ID: 020-00312-00

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)
307 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

TINCHER, RICHARD K & VICKI L
CHASTEEN H & W
307 W SYCAMORE ST
CENTERVILLE, IN 47330

Legal

LOT 5 RUDD 1ST ADDN



Transfer of Ownership

Date 01/01/1900 Owner TINCHER, RICHARD Doc ID Code Book/Page Adj Sale Price V/I

Notes

1/26/2023 Misc: 2023 GENERAL REVALUATION

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.

Data Source External Only

Collector 09/29/2022 rc

Appraiser 01/26/2023 Nexus

Total Value \$14,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1393 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	200	\$4,600
Porch, Enclosed Frame	112	\$9,400
Stoop, Masonry	28	\$1,800
Patio, Concrete	40	\$400
Canopy, Shed Type	40	\$500

Plumbing

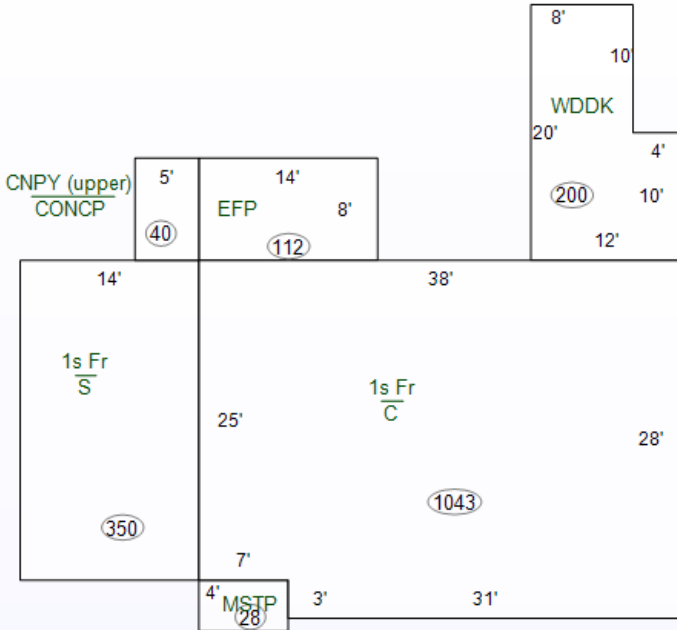
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1393	1393	\$129,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1043	0	\$7,800	
Slab		350	0	\$0	
Total Base					\$136,900

Adjustments

1 Row Type Adj. x 1.00	\$136,900
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1393 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$146,200
Sub-Total, 1 Units	
Exterior Features (+)	\$16,700 \$162,900
Garages (+) 0 sqft	\$0 \$162,900
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.85
Replacement Cost	\$131,542

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1950	1950	75	A			0.85		1,393 sqft	\$131,542	45%	\$72,350	0%	100%	1.310	1.000	100.00	0.00	0.00	\$94,800
2: Detached Garage	1	Wood Fr	D-1	1970	1970	55	F		\$55.64	0.85	\$33.11	18'x18'	\$10,726	55%	\$4,830	25%	100%	1.310	1.000	100.00	0.00	0.00	\$4,700