

General Information

Parcel Number 89-10-30-230-102.001-007
Local Parcel Number 31-30-230-102.010-20
Tax ID: 020-00364-03
Routing Number

Ownership

KELLEY, RANDY LEE & RONDA
525 WILLOW GROVE RD
CENTERVILLE, IN 47330

Legal

PT NE SEC 30-16-14 1.221A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/28/2017 to 01/01/1900.

Notes

12/16/2022 Misc: 2023 GENERAL REVAL

Property Class 511

1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 007 (Local 020)
School Corp 8360
Neighborhood 204991-020
Section/Plat 3130230
Location Address (1) 525 WILLOW GROVE RD

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows include data for lots 9, 91, and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage

Static
Printed Tuesday, April 29, 2025

Land Computations

Table with columns: Description, 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 \$21,800.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1316 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 Masonry	240	\$17,300
Patio, Treated Pine	144	\$1,100

**Plumbing**

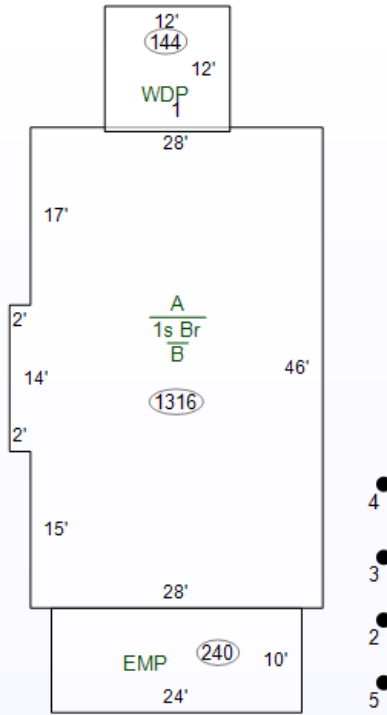
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
4		
3		
2		
5		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1316	1316	\$138,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1316	0	\$9,800	
Bsmt		1316	0	\$41,900	
Crawl					
Slab					

**Total Base** \$190,100

**Adjustments** 1 Row Type Adj. x 1.00 \$190,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1316 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$199,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,400	\$217,400
Garages (+) 0 sqft	\$0	\$217,400
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

**Replacement Cost** \$175,551

**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	Brick	C-1	1930	1960	65 A		0.85		3,948 sqft	\$175,551	42%	\$101,820	0%	100%	1.140	1.000	100.00	0.00	0.00	\$116,100
2: Lean-to	1	Earth Flo	C	1930	1930	95 A	\$4.69	0.85		14'x40' x 8'	\$2,232	65%	\$780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800
3: Lean-to	1	Earth Flo	C	1930	1930	95 A	\$4.69	0.85		14'x40' x 8'	\$2,232	65%	\$780	0%	100%	1.000	1.000	0.00	0.00	100.00	\$800
4: Pool, Above Ground (circu	1	SV	D	2019	2019	6 A		0.85		24' Circ		48%		0%	100%	1.140	1.000	100.00	0.00	0.00	\$0
5: Type 2 Barn	1		D	1930	1930	95 A	\$44.59	0.85		16' x 40' x 16'	\$17,940	65%	\$6,280	25%	100%	1.000	1.000	0.00	0.00	100.00	\$4,700