

89-10-31-000-106.001-004

GREGORY, RAY E & ANGIE

7066 RUBY RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-934008 (003)/9340

1/2

General Information

Parcel Number 89-10-31-000-106.001-004
Local Parcel Number 31-31-000-106.010-03

Tax ID: 003-00091-01

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 004 (Local 003) CENTER TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934008-003 CENTER-934008 (003)

Section/Plat 3131000

Location Address (1) 7066 RUBY RD CENTERVILLE, IN 47330

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

GREGORY, RAY E & ANGIE
7066 RUBY RD
CENTERVILLE, IN 47330

Legal

PT NW SEC 31-16-14 1.655A

Transfer of Ownership

Date 01/01/1900 Owner GREGORY, RAY E & Doc ID Code Book/Page Adj Sale Price V/I

Notes

3/8/2023 Misc: 2023 GENERAL REVAL



Res

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

Table with 7 columns: Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement/Total values.

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

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: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source External Only

Collector 11/04/2022 rc

Appraiser 03/08/2023 Nexus

Total Value \$25,600

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2088 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         | 432  | \$7,900  |
| Porch, Open Frame | 425  | \$17,200 |

**Plumbing**

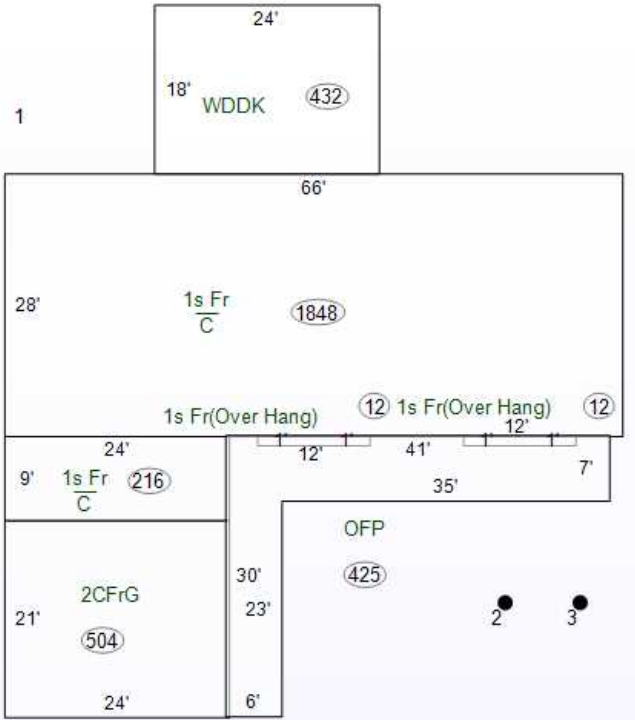
| #             | TF          |
|---------------|-------------|
| Full Bath     | 2 6         |
| Half Bath     | 1 2         |
| Kitchen Sinks | 1 1         |
| Water Heaters | 1 1         |
| Add Fixtures  | 0 0         |
| <b>Total</b>  | <b>5 10</b> |

**Accommodations**

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

**Heat Type**

Central Warm Air



| Description        | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing |       |       |

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr        | 2088 | 2088   | \$172,700 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        |      |        |           |        |
| Bsmt         |      |        |           |        |
| Crawl        | 2064 | 0      | \$11,100  |        |
| Slab         |      |        |           |        |

**Total Base** \$183,800  
**Adjustments 1 Row Type Adj. x 1.00** \$183,800

|                  |                    |         |
|------------------|--------------------|---------|
| Unfin Int (-)    |                    | \$0     |
| Ex Liv Units (+) |                    | \$0     |
| Rec Room (+)     |                    | \$0     |
| Loft (+)         |                    | \$0     |
| Fireplace (+)    |                    | \$0     |
| No Heating (-)   |                    | \$0     |
| A/C (+)          | 1:2088             | \$6,100 |
| No Elec (-)      |                    | \$0     |
| Plumbing (+ / -) | 10 - 5 = 5 x \$800 | \$4,000 |
| Spec Plumb (+)   |                    | \$0     |
| Elevator (+)     |                    | \$0     |

**Sub-Total, One Unit** \$193,900

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$25,100 | \$219,000 |
| Garages (+) 504 sqft              | \$20,100 | \$239,100 |
| Quality and Design Factor (Grade) |          | 1.00      |
| Location Multiplier               |          | 0.85      |

**Replacement Cost** \$203,235

**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     | C     | 1997       | 1997     | 28 F          |           | 0.85 |          | 2,088 sqft | \$203,235 | 28%      | \$146,330     | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$185,800    |
| 2: Detached Garage      | 1            | Wood Fr     | D     | 1999       | 1999     | 26 A          | \$34.59   | 0.85 | \$23.52  | 24'x40'    | \$22,580  | 28%      | \$16,260      | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$20,700     |
| 3: Utility Shed         | 1            | SV          | D     | 2010       | 2010     | 15 A          |           | 0.85 |          | 10'x16'    |           | 45%      |               | 0%      | 100% | 1.270 | 1.000 | 100.00 | 0.00  | 0.00  | \$0          |