

89-10-32-000-205.000-004

General Information

Parcel Number
89-10-32-000-205.000-004

Local Parcel Number
31-32-000-205.000-03

Tax ID:
003-00998-00

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
3132000

Location Address (1)
2277 MATTIE HARRIS RD
CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2027

TRESSLER, JOHN C

Ownership

TRESSLER, JOHN C
2277 MATTIE HARRIS RD
CENTERVILLE, IN 47330

Legal

W 1/2 NE SEC 32-16-14 2.545A



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/15/2025	04/22/2025	04/17/2024	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☐
\$31,100	Land	\$31,100	\$31,100	\$26,500	\$23,900	\$23,900
\$21,800	Land Res (1)	\$21,800	\$21,800	\$18,600	\$16,800	\$16,800
\$9,300	Land Non Res (2)	\$9,300	\$9,300	\$7,900	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$7,100	\$7,100
\$167,600	Improvement	\$167,600	\$167,600	\$149,400	\$134,500	\$132,900
\$166,900	Imp Res (1)	\$166,900	\$166,900	\$148,700	\$119,500	\$117,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$700	Imp Non Res (3)	\$700	\$700	\$700	\$15,000	\$15,000
\$198,700	Total	\$198,700	\$198,700	\$175,900	\$158,400	\$156,800
\$188,700	Total Res (1)	\$188,700	\$188,700	\$167,300	\$136,300	\$134,700
\$9,300	Total Non Res (2)	\$9,300	\$9,300	\$7,900	\$0	\$0
\$700	Total Non Res (3)	\$700	\$700	\$700	\$22,100	\$22,100

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

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
9	A		0	1.000000	1.00	\$21,800	\$21,800	\$21,800	0%	1.0000	100.00	0.00	0.00	\$21,800
91	A		0	1.415000	1.00	\$6,600	\$6,600	\$9,339	0%	1.0000	0.00	100.00	0.00	\$9,340
82	A	GE	0	0.130000	1.02	\$2,120	\$2,162	\$281	-100%	1.0000	0.00	100.00	0.00	\$00

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

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Review Group 2027

Data Source External Only

Collector 07/20/2022 rc

Appraiser 08/19/2022 Nexus

2277 MATTIE HARRIS RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/23/2019	TRESSLER, JOHN C	2019010011	WD	/	\$154,500	V
07/14/2008	WRIGHT, MICHAEL N	2008006308	WD	/	\$139,900	I
01/01/1900	SCRUGGS, DAVID P	2008006308	WD	/	\$139,900	I

CENTER-934008 (003)/9340

1/2

Notes

8/19/2022 Misc: 2023 GENERAL REVAL

Land Computations

Calculated Acreage	2.54
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.55
81 Legal Drain NV	0.00
82 Public Roads NV	0.13
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.41
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$21,800
91/92 Value	\$9,300
Supp. Page Land Value	
CAP 1 Value	\$21,800
CAP 2 Value	\$9,300
CAP 3 Value	\$0
Total Value	\$31,100

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2040 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
Portico	252	\$9,300
Patio, Concrete	64	\$600
Canopy, Shed Type	64	\$800
Patio, Concrete	360	\$2,500

Plumbing

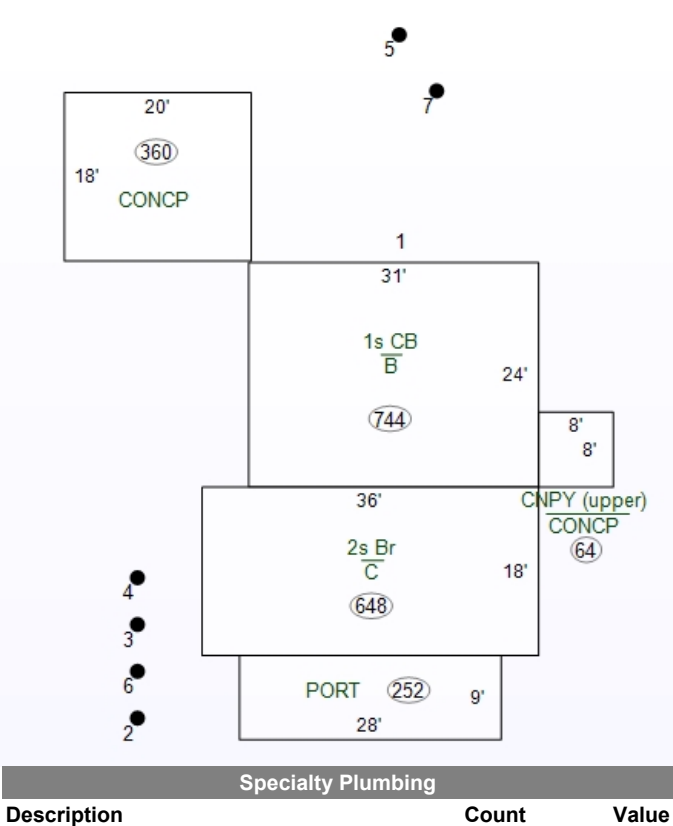
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	93	1392	1392	\$135,700	
2	7	648	648	\$49,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		744	0	\$29,600	
Crawl		648	0	\$6,400	
Slab					

Total Base \$220,700

Adjustments 1 Row Type Adj. x 1.00 \$220,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$226,800

Sub-Total, 1 Units

Exterior Features (+)	\$13,200	\$240,000
Garages (+) 0 sqft	\$0	\$240,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$204,000

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	4/6 Maso	C	1890	1940	85 A		0.85		2,784 sqft	\$204,000	45%	\$112,200	0%	100%	1.270	1.000	100.00	0.00	0.00	\$142,500
2: Detached Garage/Boat H	1	Concrete	D	1964	1964	61 A	\$42.17	0.85	\$28.68	22'x24'	\$15,141	47%	\$8,020	0%	100%	1.270	1.000	100.00	0.00	0.00	\$10,200
3: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105 P	\$67.14	0.85	\$45.66	14'x16'	\$10,227	75%	\$2,560	92%	100%	1.270	1.000	100.00	0.00	0.00	\$300
4: Lean-to	1	Earth Flo	C	1994	1994	31 A	\$3.80	0.85		9'x45' x 6'	\$1,308	50%	\$650	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700
5: Pool, Above Ground (circu	1	SV	C	2021	2021	4 A		0.85		27' Circ		32%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
6: Type 3 Barn	1	T3AW	C	1994	1994	31 A	\$18.39	0.85		32' x 45' x 12'	\$21,890	50%	\$10,950	0%	100%	1.270	1.000	100.00	0.00	0.00	\$13,900
7: Wood Deck (around pool)	1	SV	D	2021	2021	4 A		0.85		400 sqft		6%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0