

General Information

Parcel Number 89-10-32-000-317.000-004
Local Parcel Number 31-32-000-317.000-03

Tax ID: 003-00199-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3132000
Location Address (1) 3025 S CENTERVILLE RD

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

Review Group 2027

Ownership

FLETCHER, TRACI
3025 CENTERVILLE RD S
CENTERVILLE, IN 47330

Legal

SW QR SW SEC 32-16-14 22A



Transfer of Ownership

Date 01/01/1900 Owner FLETCHER, TRACI Doc ID CO Code Book/Page Adj Sale Price V/I

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 Assessment Year. Includes sub-sections for Land, Improvement, and 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.

Notes

2/28/2023 Misc: 2023 GENERAL REVAL

Land Computations

Table with 2 columns: Description (Calculated Acreage, Actual Frontage, etc.) and Value (22.00, 0, etc.).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1619 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
Patio, Concrete	247	\$1,900
Porch, Open Frame	294	\$14,000

Plumbing

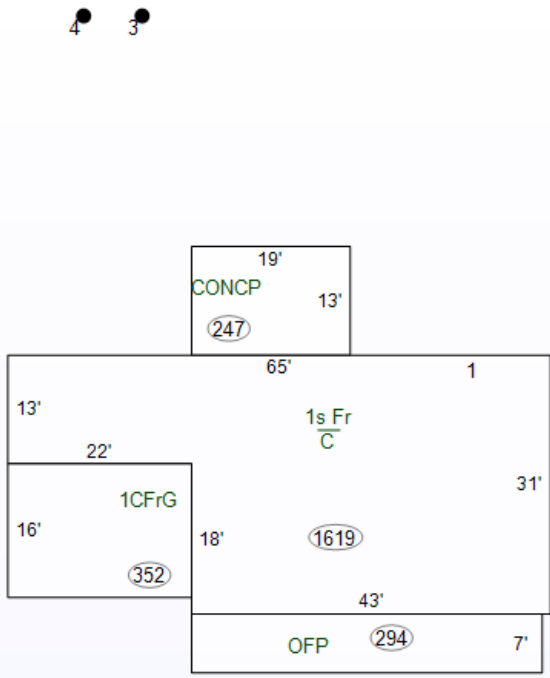
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

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	1619	1619	\$142,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1619	0	\$9,800	
Slab					

Total Base \$151,900

Adjustments 1 Row Type Adj. x 1.00 \$151,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1619 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$163,800

Sub-Total, 1 Units

Exterior Features (+) \$15,900 \$179,700

Garages (+) 352 sqft \$16,500 \$196,200

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.85

Replacement Cost \$175,109

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+1	1966	1966	59	A		0.85		1,619 sqft	\$175,109	40%	\$105,070	0%	100%	1.270	1.000	100.00	0.00	0.00	\$133,400
2: Detached Garage/Boat H	1	Concrete	C	1967	1967	58	F	\$38.30	0.85	\$32.56	24'x32'	\$25,002	45%	\$13,750	0%	100%	1.270	1.000	100.00	0.00	0.00	\$17,500
3: Lean-to	1	Earth Flo	C	1968	1968	57	A	\$5.58	0.85		30'x100' x 10'	\$14,229	65%	\$4,980	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,000
4: Type 3 Barn	1	T3AW	C	1968	1968	57	A	\$14.15	0.85		40' x 100' x 12'	\$35,682	65%	\$12,490	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,500
5: Utility Shed	1	SV	D	2001	2001	24	A		0.85		8'x10'		55%		0%	100%	1.270	1.000	0.00	100.00	0.00	\$0