

89-12-01-000-204.000-004

MARSHALL, MICHAEL J II & SH

7488 McCONAHA RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-934008 (003)/9340

1/2

General Information

Parcel Number 89-12-01-000-204.000-004
Local Parcel Number 32-01-000-204.000-03

Tax ID: 003-00692-00

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 3201000

Location Address (1) 7488 McCONAHA RD CENTERVILLE, IN 47330

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

MARSHALL, MICHAEL J II & SHAYNA
7488 MC CONAHA RD
CENTERVILLE, IN 47330

Legal

PT NE SEC 1-15-13 3A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 06/02/2021 and 01/01/1900.

Notes

3/7/2023 Misc: 2023 GENERAL REVAL

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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

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 9, 91, and 82.

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.

Data Source External Only

Collector 11/04/2022 rc

Appraiser 03/07/2023 Nexus

Total Value \$33,800

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	3636 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Stoop, Masonry	224	\$4,800

Plumbing

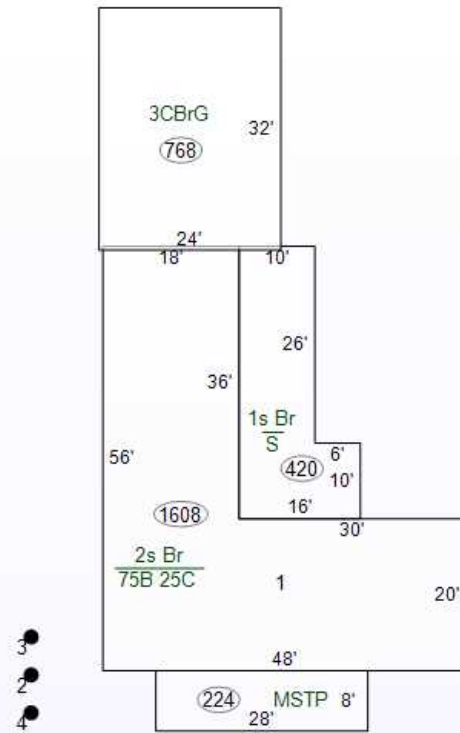
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



- 3
- 2
- 4

Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	2028	2028	\$184,600	
2	7	1608	1608	\$86,300	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1206	0	\$39,200	
Crawl		402	0	\$5,100	
Slab		420	0	\$0	

Total Base \$315,200

Adjustments 1 Row Type Adj. x 1.00 \$315,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:2028 2:1608 \$8,900
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$332,600

Sub-Total, 1 Units

Exterior Features (+)	\$4,800	\$337,400
Garages (+) 768 sqft	\$30,600	\$368,000
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.85	
Replacement Cost		\$344,080

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	Brick	C+2	1878	2006	19 G		0.85		4,842 sqft	\$344,080	16%	\$289,030	0%	100%	1.270	1.000	100.00	0.00	0.00	\$367,100
2: Detached Garage/Boat H	1	Pole	D	1900	1900	125 A	\$31.55	0.85	\$21.45	17'x26'	\$9,483	50%	\$4,740	0%	100%	1.270	1.000	100.00	0.00	0.00	\$6,000
3: Utility Shed	1	SV	D	1900	1900	125 A		0.85		15'x23'		65%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
4: Wood Deck- Treated pine	1	SV	C	1997	1997	28 A		0.85		18'x20'		24%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0