

General Information

Parcel Number 89-12-01-000-410.000-004
Local Parcel Number 32-01-000-410.000-03

Tax ID: 003-01030-00

Routing Number

Property Class 101
Cash Grain/General Farm

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) 7678 THREE WITTS 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

TINCHER, HAROLD W & KATHLEEN
7678 THREE WITTS RD
CENTERVILLE, IN 47330

Legal

S 1/2 SE SEC 1-15-13 10.18A



Transfer of Ownership

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

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 for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for 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 columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc., and their values.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1772 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 Frame	156	\$11,600
Porch, Open Frame	168	\$9,200
Wood Deck	40	\$1,700

**Plumbing**

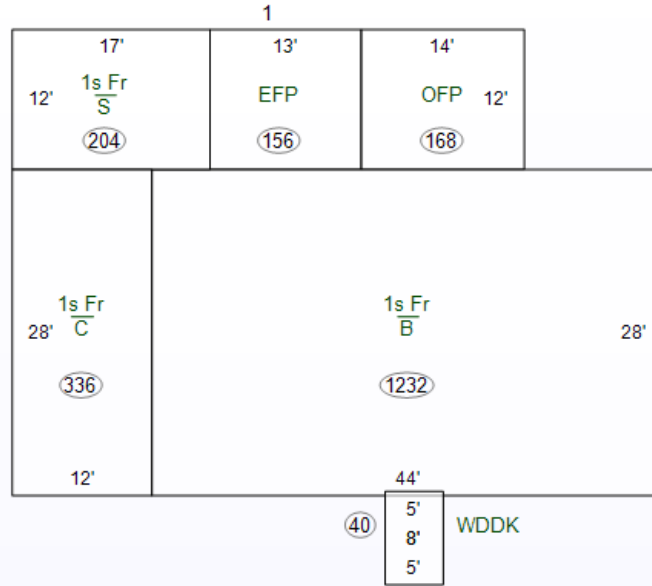
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1772	1772	\$152,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1232	0	\$39,800	
Crawl	336	0	\$4,600	
Slab	204	0	\$0	

**Total Base** \$197,000

**Adjustments** 1 Row Type Adj. x 1.00 \$197,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1772 \$5,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$202,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$22,500	\$224,900
Garages (+) 0 sqft	\$0	\$224,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$191,165</b>

**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	1972	1972	53	A		0.85		3,004 sqft	\$191,165	40%	\$114,700	0%	100%	1.270	1.000	100.00	0.00	0.00	\$145,700
2: Detached Garage/Boat H	1	Wood Fr	C	1976	1976	49	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	35%	\$15,840	0%	100%	1.270	1.000	100.00	0.00	0.00	\$20,100
3: Type 3 Barn	1	T3AW	D	1976	1976	49	F	\$23.03	0.85		20' x 30' x 10'	\$7,339	70%	\$2,200	50%	100%	1.000	1.000	100.00	0.00	0.00	\$1,100
4: Utility Shed	1	SV	D	1982	1982	43	A		0.85		8'x18'		65%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0