

General Information

Parcel Number 89-12-01-000-417.000-004
Local Parcel Number 32-01-000-417.008-03
Tax ID: 003-00038-00
Routing Number

Ownership

D & J MOBILE HOMES LLP
2641 WILLIAMSBURG PIKE
RICHMOND, IN 47374

Legal

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

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 12/22/2022 to 10/30/2014.

Notes

3/7/2023 Misc: 2023 GENERAL REVAL

Property Class 541 RENTAL
Mobile or Manufactured Home - Un



Res

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) 7592 THREE WITTS RD CENTERVILLE, IN 47330

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

Table with columns: Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

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 data for land parcels 9 and 82.

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

Data Source External Only

Collector 11/04/2022 rc

Appraiser 03/07/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.05), 83 UT Towers NV (0.00), 9 Homesite (0.95), 91/92 Acres (0.00), 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 (\$21,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$21,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$21,500).

**General Information**

Occupancy Single-Family  
 Description MOHO / C  
 Story Height 1  
 Style N/A  
 Finished Area 1316 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, Open Frame	120	\$7,500

**Plumbing**

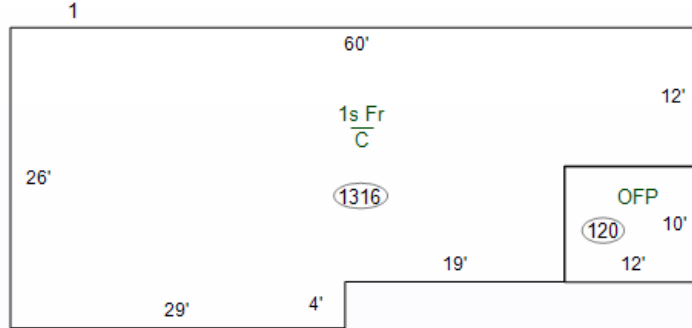
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
<b>Total</b>	<b>5</b>	<b>7</b>

**Accommodations**

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>4</b>

**Heat Type**

Central Warm Air



Description	Count	Value
3		
4		
2		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1316	1316	\$125,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1316	0	\$8,900	
Slab				

**Total Base** \$134,400  
**Adjustments** 1 Row Type Adj. x 1.00 \$134,400

Unfin Int (-) \$0  
 Ex Liv Units (+) \$0  
 Rec Room (+) \$0  
 Loft (+) \$0  
 Fireplace (+) \$0  
 No Heating (-) \$0  
 A/C (+) 1:1316 \$4,400  
 No Elec (-) \$0  
 Plumbing (+ / -) 7 - 5 = 2 x \$800 \$1,600  
 Spec Plumb (+) \$0  
 Elevator (+) \$0

**Sub-Total, One Unit** \$140,400

**Sub-Total, 1 Units**

Exterior Features (+) \$7,500 \$147,900  
 Garages (+) 0 sqft \$0 \$147,900  
 Quality and Design Factor (Grade) 0.80  
 Location Multiplier 0.85  
**Replacement Cost** \$100,572

**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: MOHO / C	1	Wood Fr	D	2004	2004	21	F		0.85		1,316 sqft	\$100,572	30%	\$70,400	55%	100%	1.270	1.000	100.00	0.00	0.00	\$40,200
2: Canopy- Shed Type	1		D	2009	2009	16	F		0.85		10'x16'	\$884	25%	\$660	40%	100%	1.270	1.000	100.00	0.00	0.00	\$500
3: Detached Garage/Boat H	1	Wood Fr	D	1975	1975	50	F	\$46.21	0.85	\$31.42	18'x24'	\$13,575	50%	\$6,790	0%	100%	1.270	1.000	100.00	0.00	0.00	\$8,600
4: Utility Shed	1	SV	D	2020	2020	5	A		0.85		12'x16'		20%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0