

General Information

Parcel Number 89-12-01-000-425.000-004
Local Parcel Number 32-01-000-425.000-03

Tax ID: 003-00593-00

Routing Number

Property Class 511 RENTAL
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) 3958 STEVENS RD CENTERVILLE, IN 47330

Zoning

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

SPEARS, JASON
3958 STEVENS RD
CENTERVILLE, IN 47330

Legal

S 1/2 SE SEC 1-15-13 4.87A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/27/2024 to 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 lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.87), Actual Frontage (0), Developer Discount, Parcel Acreage (4.87), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.11), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.76), 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 (\$24,800), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$24,800), CAP 3 Value (\$0), Total Value (\$46,600).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 0 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	70	\$600
Wood Deck	442	\$7,900

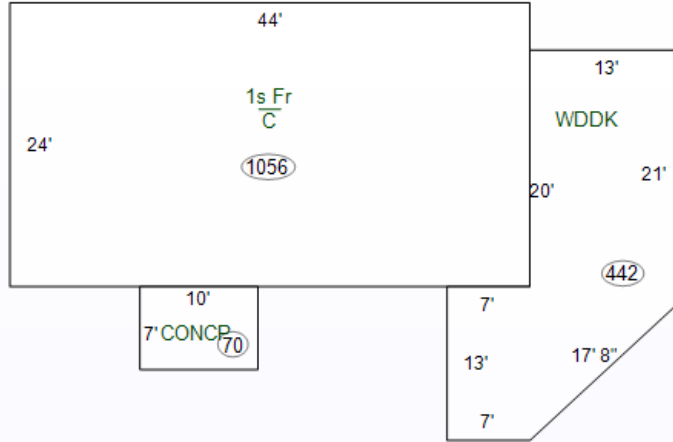
Plumbing

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

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1056	0	\$108,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1056	0	\$7,800	
Slab				

Total Base			\$116,200
Adjustments	1 Row Type Adj. x 1.00		\$116,200
Unfin Int (-)		1:1056	(\$31,400)
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)		MS:1 MO:1	\$4,500
No Heating (-)		1:1056	(\$7,700)
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

Specialty Plumbing

Description	Count	Value

Sub-Total, One Unit			\$81,600
Sub-Total, 1 Units			
Exterior Features (+)		\$8,500	\$90,100
Garages (+) 0 sqft		\$0	\$90,100
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.85
Replacement Cost			\$65,097

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	D+1	1975	1975	50	A		0.85		1,056 sqft	\$65,097	40%	\$39,060	10%	100%	1.270	1.000	100.00	0.00	0.00	\$44,600
2: Type 3 Barn	1	T3AW	D	1975	1975	50	F	\$19.27	0.85		30' x 40' x 10'	\$12,059	70%	\$3,620	0%	100%	1.270	1.000	100.00	0.00	0.00	\$4,600