

General Information

Parcel Number
89-12-09-000-203.004-026

Local Parcel Number
42-09-000-203.040-14

Tax ID:
014-00007-04

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
WAYNE

Township
WASHINGTON TOWNSHIP

District 026 (Local 014)
WASHINGTON TOWNSHIP

School Corp 8355
WESTERN WAYNE

Neighborhood 145151-014
WASHINGTON-145151 (014)

Section/Plat
4209000

Location Address (1)
10517 KIRLIN RD
CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

FOURMAN, JOHN & MEGAN
10517 KIRLIN RD
CENTERVILLE, IN 47330

Legal

LOT 1 LAMOTT ROAD SUB DIV

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/08/2019	FOURMAN, JOHN &	2019005132	WD	/	\$21,000	V
08/20/2014	WHITE, ROBERT JAC	2014005949	WD	/	\$15,000	I
07/16/2010	WITT, STEVEN	2010005108	WD	/	\$19,000	I
01/01/1900	PRITCHETT, CHRIST	2010005108	WD	/	\$19,000	I

Notes

10/13/2023 Misc: 2024 GENERAL REVALUATION
9/26/2022 PERMIT/CO: 2023 ADD NEW SFD ON AT 100% PER F/C 01-04-2022



Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$25,300	Land	\$25,300	\$22,000	\$20,100	\$20,100	\$20,100
\$17,700	Land Res (1)	\$17,700	\$15,400	\$14,000	\$14,000	\$14,000
\$7,600	Land Non Res (2)	\$7,600	\$6,600	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$6,100	\$6,100	\$6,100
\$246,300	Improvement	\$246,300	\$218,300	\$198,600	\$14,700	\$11,600
\$246,300	Imp Res (1)	\$246,300	\$218,300	\$184,600	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$14,000	\$14,700	\$11,600
\$271,600	Total	\$271,600	\$240,300	\$218,700	\$34,800	\$31,700
\$264,000	Total Res (1)	\$264,000	\$233,700	\$198,600	\$14,000	\$14,000
\$7,600	Total Non Res (2)	\$7,600	\$6,600	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$20,100	\$20,800	\$17,700

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

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
9	A		0	1.00	1.00	\$17,700	\$17,700	\$17,700	0%	1.0000	100.00	0.00	0.00	\$17,700
91	A		0	1.952000	1.00	\$3,900	\$3,900	\$7,613	0%	1.0000	0.00	100.00	0.00	\$7,610
82	A	GE	0	0.119000	1.02	\$2,390	\$2,438	\$290	-100%	1.0000	0.00	0.00	100.00	\$00

Land Computations

Calculated Acreage	3.07
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.07
81 Legal Drain NV	0.00
82 Public Roads NV	0.12
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.95
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	\$17,700
91/92 Value	\$7,600
Supp. Page Land Value	
CAP 1 Value	\$17,700
CAP 2 Value	\$7,600
CAP 3 Value	\$0
Total Value	\$25,300

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1860 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

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

3

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

6

Heat Type

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

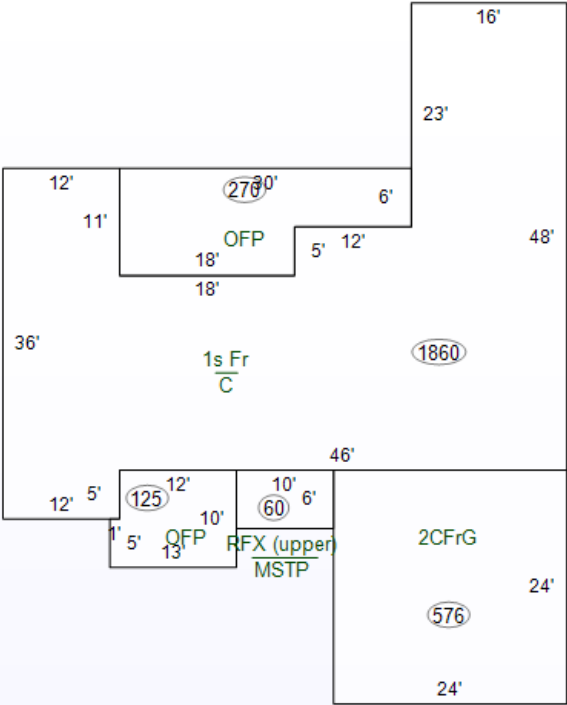
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	270	\$13,200
Porch, Open Frame	125	\$7,500
Canopy, Roof Extension	60	\$1,000
Stoop, Masonry	60	\$2,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1860	1860	\$157,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1860	0	\$10,600
Slab				
Total Base				\$168,000
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1860
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$176,000
Sub-Total, 1 Units				
Exterior Features (+)				\$24,000
Garages (+) 576 sqft				\$24,700
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.85
Replacement Cost				\$200,545

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	2022	2022	3	A		0.85		1,860 sqft	\$200,545	3%	\$194,530	0%	100%	1.200	1.000	100.00	0.00	0.00	\$233,400
2: Type 3 Barn	1	T3AW	C	2020	2020	5	A	\$20.41	0.85		24' x 40' x 9'	\$12,602	15%	\$10,710	0%	100%	1.200	1.000	100.00	0.00	0.00	\$12,900