

General Information

Parcel Number 89-12-09-000-203.009-026
Local Parcel Number 42-09-000-203.098-14

Tax ID: 014-00007-09

Routing Number

Property Class 540 RENTAL
Mobile or Manufactured Home - Plat

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) 4368 LAMOTT 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 2028

Ownership

RIDDELL, DENNY R & STELLA M
C/O JAMES AUSMUS
4368 LAMOTT RD
CENTERVILLE, IN 47330

Legal

LOT 6 LAMOTT ROAD SUB DIV (CONTRACT: JAMES AUSMUS 1-2-24 2024000007)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/02/2024 and 01/01/1900.

Notes

10/6/2023 Misc: 2024 GENERAL REVAL

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

Table with columns: Year, Assessment 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 show land data for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (4.09), Actual Frontage (0), Developer Discount, Parcel Acreage (4.09), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.01), 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 (\$11,700), Supp. Page Land Value, CAP 1 Value (\$17,700), CAP 2 Value (\$11,700), CAP 3 Value (\$0), Total Value (\$29,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1690 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
Wood Deck	576	\$11,300
Wood Deck	48	\$1,700

Plumbing

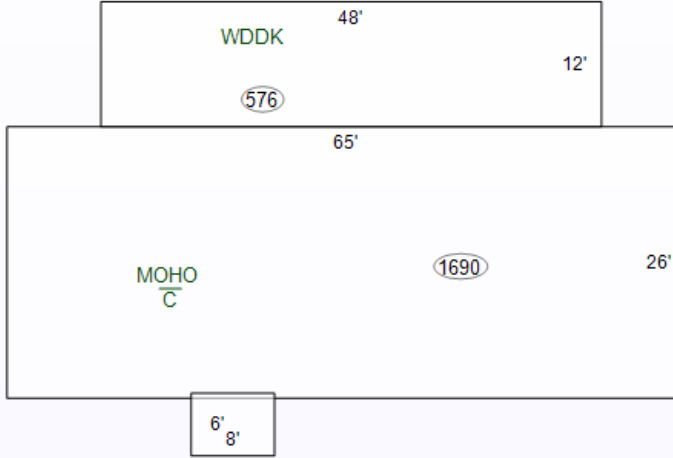
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1690	1690	\$147,400	
2				
3				
4				
1/4				
1/2				
3/4				
1 Attic				
Bsmt				
Crawl	1690	0	\$10,100	
Slab				

Total Base	\$157,500
Adjustments 1 Row Type Adj. x 1.00	\$157,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1690 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$165,100
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Sub-Total, 1 Units	
Exterior Features (+)	\$13,000 \$178,100
Garages (+) 0 sqft	\$0 \$178,100
Quality and Design Factor (Grade)	0.80
Location Multiplier	0.85
Replacement Cost	\$121,108

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	1999	1999	26 A		0.85		1,690 sqft	\$121,108	28%	\$87,200	40%	100%	1.200	1.000	100.00	0.00	0.00	\$62,800
2: Barn, Pole (T3)	1	T3AW	C	2017	2017	8 A	\$19.27	0.85		40' x 30' x 12'	\$19,084	20%	\$15,270	0%	100%	1.200	1.000	100.00	0.00	0.00	\$18,300
3: Utility Shed	1	SV	D	2009	2009	16 A		0.85		8'x12'		45%		0%	100%	1.200	1.000	100.00	0.00	0.00	\$0