

General Information

Parcel Number 89-13-04-000-311.001-004
Local Parcel Number 33-04-000-311.010-03

Tax ID: 003-00312-01

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township CENTER TOWNSHIP

District 004 (Local 003) CENTER TOWNSHIP

School Corp 8360 CENTERVILLE-ABINGTON COMM

Neighborhood 934056-003 CENTER-934056 (003)

Section/Plat 3304000

Location Address (1) 5275 STUDY 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

HAITCH, RUSSELL & JUDITH
5275 STUDY RD
CENTERVILLE, IN 47330

Legal

PT SW SEC 4-15-14 5.076A & 2.00A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 04/24/2017 and 01/01/1900 transactions.

Notes

8/30/2024 PARCEL REVIEW: 2021-2024 CORRECTION OF OBJECTIVE ERRORS CONCERNING DWELLING DIMENSIONS AND SUBSEQUENT USES 08-29-2024

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows for 2025, 2024, and 2023.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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 for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (7.08), Actual Frontage (0), Developer Discount, Parcel Acreage (7.08), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.25), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (5.83), 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 (\$29,300), 91/92 Value (\$33,600), Supp. Page Land Value, CAP 1 Value (\$29,300), CAP 2 Value (\$33,600), CAP 3 Value (\$0), Total Value (\$62,900).

Data Source Owner

Collector 08/30/2024 ts

Appraiser 08/30/2024 ts

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	4652 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

Description	Area	Value
Porch, Open Frame	210	\$10,100
Porch, Open Frame	40	\$4,300
Wood Deck	126	\$3,300
Wood Deck	435	\$7,900

**Plumbing**

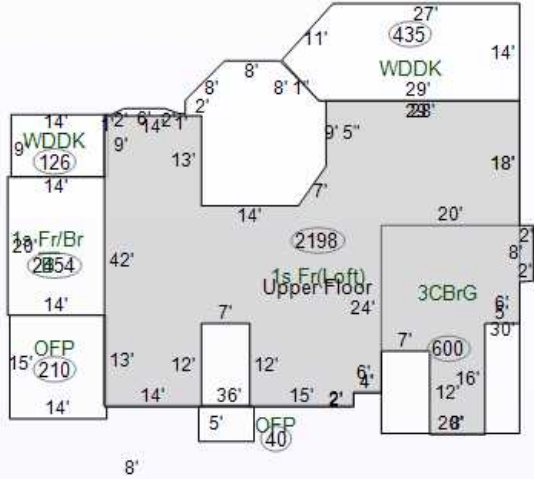
	#	TF
<b>Full Bath</b>	4	12
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	2	2
<b>Total</b>	8	16

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	10

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,800

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	2454	2454	\$209,700	
2	1Fr	2198	2198	\$92,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		2454	0	\$63,800	
Crawl					
Slab					

**Total Base** \$366,000  
**Adjustments 1 Row Type Adj. x 1.00** \$366,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1758	\$25,700
Loft (+)		\$0
Fireplace (+)	MS:3 MO:3	\$13,500
No Heating (-)		\$0
A/C (+)	1:2454 2:2198	\$11,400
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

**Sub-Total, One Unit** \$427,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$25,600	\$452,800
Garages (+) 600 sqft	\$25,800	\$478,600
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.85

**Replacement Cost** \$488,172

**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	2	3/6 Maso	B	2000	2000	25	A		0.85		7,106 sqft	\$488,172	19%	\$395,420	0%	100%	1.220	1.000	100.00	0.00	0.00	\$482,400
2: Detached Garage/Boat H	1	Pole	C	2000	2000	25	A	\$23.59	0.85	\$20.05	30'x45'	\$27,070	22%	\$21,110	0%	100%	1.220	1.000	100.00	0.00	0.00	\$25,800
3: Gazebo	1	SV	C	2014	2014	11	A		0.85		72 sqft		25%		0%	100%	1.220	1.000	100.00	0.00	0.00	\$0
4: Porch- Open frame or equ	1		D	2000	2000	25	A		0.85		8'x20'	\$5,644	26%	\$4,180	0%	100%	1.220	1.000	100.00	0.00	0.00	\$5,100