

General Information

Parcel Number 89-13-04-200-214.000-004
Local Parcel Number 33-04-200-214.000-03

Tax ID: 003-00351-00

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 934008-003 CENTER-934008 (003)

Section/Plat 3304200

Location Address (1) 4607 STUDY RD CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

MOSES, DANIEL E
4607 STUDY RD
CENTERVILLE, IN 47330

Legal

LOT 5 BLUE CLAY HILLS ADDN 2.504A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/16/2014 and 01/01/1900.

Notes

11/7/2022 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, 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).

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 (2.50), Actual Frontage (0), Developer Discount, Parcel Acreage (2.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.32), 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 (\$8,700), Supp. Page Land Value, CAP 1 Value (\$21,800), CAP 2 Value (\$8,700), CAP 3 Value (\$0), Total Value (\$30,500).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 2076 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	192	\$4,600

**Plumbing**

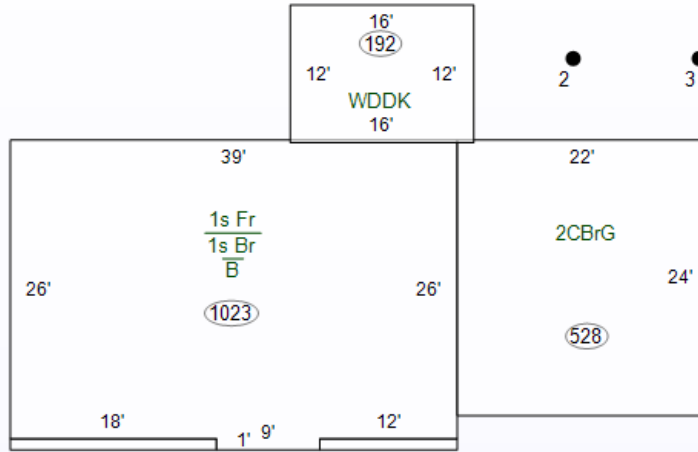
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>10</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



Description	Count	Value
1s Fr(Over Hang)	18	
1s Fr(Over Hang)	12	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1053	1053	\$117,400	
2	1Fr	1023	1023	\$52,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1023	0	\$35,200	
Crawl					
Slab					

**Total Base** \$205,400

**Adjustments** 1 Row Type Adj. x 1.00 \$205,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1053 2:1023	\$6,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$219,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,600	\$224,500
Garages (+) 528 sqft	\$22,300	\$246,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$209,780</b>

**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	C	1977	1977	48	A		0.85		3,099 sqft	\$209,780	35%	\$136,360	0%	100%	1.270	1.000	100.00	0.00	0.00	\$173,200
2: Utility Shed	1	SV	D	2014	2014	11	A		0.85		10'x12'		35%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	D	2022	2022	3	A		0.85		12'x20'		15%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0