**89-13-04-200-214.000-004** | **MOSES, DANIEL E** | **4607 STUDY RD** | **510, 1 Family Dwell - Platted Lot** | **CENTER-934008 (003)/9340**

## 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: 2023**

## 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 | Flood Hazard |
|---|---|
| Level | ☐ |
| **Public Utilities** | **ERA** |
| Electricity | ☐ |
| **Streets or Roads** | **TIF** |
| Paved | ☐ |

**Neighborhood Life Cycle Stage**
Static

**Printed** Monday, May 1, 2023

**Review Group** 2023

## Ownership

MOSES, DANIEL E
4607 STUDY RD
CENTERVILLE, IN 47330

## Legal

LOT 5 BLUE CLAY HILLS ADDN 2.504A

## Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|---|---|---|---|---|---|---|
| 05/16/2014 | MOSES, DANIEL E | 2014003505 | WD | / | $136,000 | I |
| 01/01/1900 | FELTIS, GREGG W & | 2014003505 | WD | / | $136,000 | I |

## Notes

**11/7/2022 Misc:** 2023 GENERAL REVAL

Res

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

| 2023 | Assessment Year | 2023 | 2022 | 2021 | 2020 | 2019 |
|---|---|---|---|---|---|---|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 03/10/2023 | As Of Date | 04/20/2023 | 04/22/2022 | 04/16/2021 | 01/01/2020 | 01/01/2019 |
| 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 | ☐ | ☐ | ☐ | ☐ | ☐ |
| **$23,400** | **Land** | **$23,400** | **$23,400** | **$23,400** | **$23,100** | **$23,100** |
| $16,800 | Land Res (1) | $16,800 | $16,800 | $16,800 | $16,500 | $16,500 |
| $0 | Land Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $6,600 | Land Non Res (3) | $6,600 | $6,600 | $6,600 | $6,600 | $6,600 |
| **$135,800** | **Improvement** | **$135,800** | **$142,900** | **$131,200** | **$128,000** | **$123,800** |
| $135,800 | Imp Res (1) | $135,800 | $142,900 | $131,200 | $128,000 | $123,800 |
| $0 | Imp Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Imp Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **$159,200** | **Total** | **$159,200** | **$166,300** | **$154,600** | **$151,100** | **$146,900** |
| $152,600 | Total Res (1) | $152,600 | $159,700 | $148,000 | $144,500 | $140,300 |
| $0 | Total Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $6,600 | Total Non Res (3) | $6,600 | $6,600 | $6,600 | $6,600 | $6,600 |

## 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. % | Res Elig % | Market Factor | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9 | A | | 0 | 1.000000 | 1.00 | $16,800 | $16,800 | $16,800 | 0% | 100% | 1.0000 | $16,800 |
| 91 | A | | 0 | 1.320000 | 1.00 | $5,000 | $5,000 | $6,600 | 0% | 0% | 1.0000 | $6,600 |
| 82 | A | GE | 0 | 0.180000 | 1.02 | $1,900 | $1,938 | $349 | -100% | 0% | 1.0000 | $00 |

## Land Computations

| | |
|---|---|
| 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 / Classifed Value | $0 |
| Homesite(s) Value | $16,800 |
| 91/92 Value | $6,600 |
| Supp. Page Land Value | |
| CAP 1 Value | $16,800 |
| CAP 2 Value | $0 |
| CAP 3 Value | $6,600 |
| **Total Value** | **$23,400** |

**Data Source** External Only **Collector** 07/25/2022 rc **Appraiser** 11/07/2022 Nexus

## General Information

| | |
|---|---|
| **Occupancy** | Single-Family |
| **Description** | Residential Dwelling |
| **Story Height** | 2 |
| **Style** | N/A |
| **Finished Area** | 2076 sqft |
| **Make** | |

## Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

## Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

## Plumbing

| | # | TF |
|---|---|---|
| **Full Bath** | 2 | 6 |
| **Half Bath** | 1 | 2 |
| **Kitchen Sinks** | 1 | 1 |
| **Water Heaters** | 1 | 1 |
| **Add Fixtures** | 0 | 0 |
| **Total** | 5 | 10 |

## Accommodations

| | |
|---|---|
| **Bedrooms** | 4 |
| **Living Rooms** | 1 |
| **Dining Rooms** | 1 |
| **Family Rooms** | 0 |
| **Total Rooms** | 8 |

## Heat Type

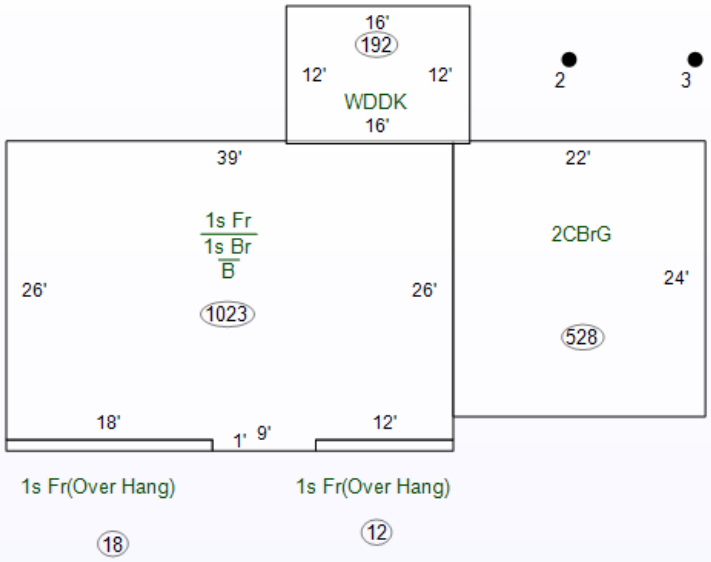
Central Warm Air

## Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

## Exterior Features

| Description | Area | Value |
|---|---|---|
| Wood Deck | 192 | $3,500 |




## Specialty Plumbing

| Description | Count | Value |
|---|---|---|

## Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|---|---|---|---|---|---|
| 1 | 95 | 1053 | 1053 | $89,800 | |
| 2 | 1Fr | 1023 | 1023 | $40,400 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1023 | 0 | $26,900 | |
| Crawl | | | | | |
| Slab | | | | | |
| | | | **Total Base** | | $157,100 |
| **Adjustments** | | | **1 Row Type Adj. x 1.00** | | $157,100 |
| 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 | $4,700 |
| No Elec (-) | | | | | $0 |
| Plumbing (+ / -) | | | | 10 – 5 = 5 x $800 | $4,000 |
| Spec Plumb (+) | | | | | $0 |
| Elevator (+) | | | | | $0 |
| | | | **Sub-Total, One Unit** | | $170,300 |
| | | | **Sub-Total, 1 Units** | | |
| Exterior Features (+) | | | | $3,500 | $173,800 |
| Garages (+) 528 sqft | | | | $16,800 | $190,600 |
| | | | Quality and Design Factor (Grade) | | 1.00 |
| | | | Location Multiplier | | 0.87 |
| | | | **Replacement Cost** | | $165,822 |

## Summary of Improvements

| Description | Res Eligibl | Story Height | Construction | Grade | Year Built | Eff Year | Eff Age | Co nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Improv Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1: Residential Dwelling | 100% | 2 | 3/6 Masonry | C | 1977 | 1977 | 46 | A | | 0.87 | | 3,099 sqft | $165,822 | 35% | $107,780 | 0% | 100% | 1.260 | 1.0000 | $135,800 |
| 2: Utility Shed | 0% | 1 | SV | D | 2014 | 2014 | 9 | A | | 0.87 | | 10'x12' | | 30% | | 0% | 100% | 1.260 | 1.0000 | $0 |
| 3: Utility Shed | 0% | 1 | SV | D | 2022 | 2022 | 1 | A | | 0.87 | | 12'x20' | | 5% | | 0% | 100% | 1.260 | 1.0000 | $0 |

**Total all pages** $135,800 **Total this page** $135,800