

89-13-05-000-215.001-004

VREDEVELD, JOHN C & MELANI

5342 STUDY RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CENTER-934008 (003)/9340

1/2

General Information

Parcel Number 89-13-05-000-215.001-004
Local Parcel Number 33-05-000-215.010-03

Tax ID: 003-00231-01

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township CENTER TOWNSHIP
District 004 (Local 003)
School Corp 8360
Neighborhood 934008-003
Section/Plat 3305000
Location Address (1) 5342 STUDY RD

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling
Public Utilities Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2027

Ownership

VREDEVELD, JOHN C & MELANIE L
5342 STUDY RD
CENTERVILLE, IN 47330

Legal

PT E 1/2 NE SEC 5-15-14 2.00A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for 06/27/2012 and 01/01/1900.

Notes

12/9/2022 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 for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

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 for 9, 91, 82.

Land Computations

Table with columns: Description, Value. Rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2128 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
Porch, Open Frame	242	\$12,000
Porch, Enclosed Frame	252	\$16,000

Plumbing

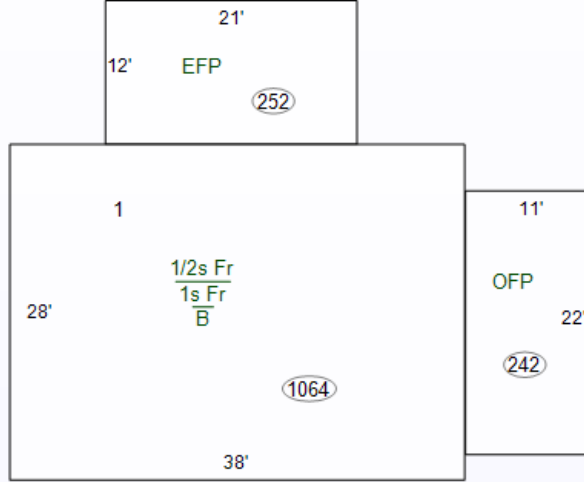
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1064	1064	\$110,000	
2					
3					
4					
1/4					
1/2	1Fr	1064	1064	\$42,700	
3/4					
Attic					
Bsmt		1064	0	\$36,300	
Crawl					
Slab					

Total Base		\$189,000
Adjustments	1 Row Type Adj. x 1.00	\$189,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$189,000
Sub-Total, 1 Units		
Exterior Features (+)	\$28,000	\$217,000
Garages (+) 0 sqft	\$0	\$217,000
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85
Replacement Cost		\$156,783

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 1/2	Wood Fr	D+1	1890	1890	135	G		0.85		3,192 sqft	\$156,783	45%	\$86,230	0%	100%	1.270	1.000	100.00	0.00	0.00	\$109,500
2: Detached Garage/Boat H	1	Concrete	D	1950	1950	75	F	\$37.10	0.85	\$28.60	20'x40'	\$22,881	65%	\$8,010	0%	100%	1.270	1.000	100.00	0.00	0.00	\$10,200
3: Lean-to	1	SV	E	1992	1992	33	A		0.85		11'x20' x 8'		55%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$0
4: Type 3 Barn	1	T31SO	C	2020	2020	5	A	\$20.19	0.85		20' x 24' x 10'	\$7,676	15%	\$6,520	0%	100%	1.270	1.000	100.00	0.00	0.00	\$8,300
5: Utility Shed	1	SV	E	1992	1992	33	A		0.85		13'x20'		65%		0%	100%	1.270	1.000	100.00	0.00	0.00	\$0