General Information

Parcel Number
89-13-17-000-108.000-001

Local Parcel Number
36-17-000-108.000-01

Tax ID:
001-00388-02

Routing Number

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

Year: 2023

Location Information

County
WAYNE

Township
ABINGTON TOWNSHIP

District 001 (Local 001)
ABINGTON TOWNSHIP

School Corp 8360
CENTERVILLE-ABINGTON COMM

Neighborhood 915002-001
ABINGTON-915002 (001)

Section/Plat
3617000

Location Address (1)
5512 S CENTERVILLE RD
CENTERVILLE, IN 47330

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
	☐
Public Utilities	**ERA**
	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, May 1, 2023

Review Group 2023

Ownership

BROWN, JEFFREY L & ALISA A
5512 S CENTERVILLE RD
CENTERVILLE, IN 47330

Legal

LOT 1 DAVIDSON SUB DIV

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/25/2022	BROWN, JEFFREY L	2022007639	WD	/	$254,900	I
11/27/2019	NEEDLES, MORRIS E	2019009279	WD	/	$189,500	V
09/25/2007	VAN FLEET, HERBER	2007009732	CO	/	$0	I
01/01/1900	HITES, H MICHAEL &	2007009732	CO	/	$0	I

Notes

5/17/2022 Misc: 2023 GENERAL REVALUATION

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	☐	☐	☐	☐	☐
$15,500	**Land**	**$15,500**	**$15,500**	**$15,500**	**$15,500**	**$15,500**
$15,000	Land Res (1)	$15,000	$15,000	$15,000	$15,000	$15,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$500	Land Non Res (3)	$500	$500	$500	$500	$500
$230,500	**Improvement**	**$230,500**	**$155,600**	**$141,400**	**$141,400**	**$123,700**
$230,500	Imp Res (1)	$230,500	$154,100	$140,000	$140,000	$122,400
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$1,500	$1,400	$1,400	$1,300
$246,000	**Total**	**$246,000**	**$171,100**	**$156,900**	**$156,900**	**$139,200**
$245,500	Total Res (1)	$245,500	$169,100	$155,000	$155,000	$137,400
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$500	Total Non Res (3)	$500	$2,000	$1,900	$1,900	$1,800

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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	$15,000	$15,000	$15,000	0%	100%	1.0000	$15,000
91	A		0	0.137000	1.00	$3,500	$3,500	$480	0%	0%	1.0000	$480

Land Computations

Calculated Acreage	1.14
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.14
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.14
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	$15,000
91/92 Value	$500
Supp. Page Land Value	
CAP 1 Value	$15,000
CAP 2 Value	$0
CAP 3 Value	$500
Total Value	**$15,500**

Data Source External Only **Collector** 06/09/2022 Nexus **Appraiser** 07/22/2022 Nexus

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1698 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

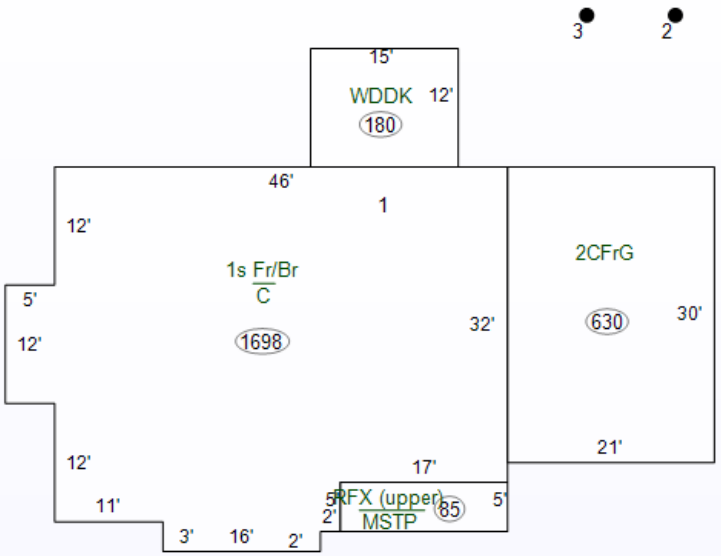
Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Wood Deck	180	$3,200
Stoop, Masonry	85	$2,100
Canopy, Roof Extension	85	$1,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1698	1698	$115,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1698	0	$7,600	
Slab					
				Total Base	$122,700
Adjustments				**1 Row Type Adj. x 1.00**	$122,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				PS:1 PO:1	$4,700
No Heating (-)					$0
A/C (+)				1:1698	$4,000
No Elec (-)					$0
Plumbing (+ / -)				11 – 5 = 6 x $800	$4,800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$136,200
				Sub-Total, 1 Units	
Exterior Features (+)				$6,300	$142,500
Garages (+) 630 sqft				$19,600	$162,100
				Quality and Design Factor (Grade)	1.05
				Location Multiplier	0.87
				Replacement Cost	$148,078

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Cond	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	2/6 Masonry	C+1	1992	2005	18	A		0.87		1,698 sqft	$148,078	17%	$122,910	0%	100%	1.250	1.5000	$230,500
2: Utility Shed	0%	1	SV	C	1996	1996	27	A		0.87		12'x12'		60%		0%	100%	1.250	1.0000	$0
3: Utility Shed	0%	1	SV	C	2022	2022	1	A		0.87		12'x12'		5%		0%	100%	1.250	1.0000	$0

Total all pages $230,500 **Total this page** $230,500