

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

Ownership

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

Legal

LOT 1 DAVIDSON SUB DIV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/25/2022 to 01/01/1900.

Notes

4/17/2024 Correction: 2023 PARCEL REVIEW
5/17/2022 Misc: 2023 GENERAL REVALUATION

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



Res

Year: 2025

Location Information

County WAYNE
Township ABINGTON TOWNSHIP
District 001 (Local 001)
School Corp 8360
Neighborhood 915002-001
Section/Plat 3617000
Location Address (1) 5512 S CENTERVILLE RD

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

Table with columns: 2025, 2024, 2023, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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

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 land parcels 9 and 91.

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 Tuesday, April 29, 2025

Review Group 2027

Data Source External Only

Collector 06/09/2022

Nexus

Appraiser 07/22/2022

Nexus

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal/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 1-3 Value, Total Value \$19,800.

General Information

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

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Wood Deck	180	\$4,100
Stoop, Masonry	85	\$2,700
Canopy, Roof Extension	85	\$1,300

Plumbing

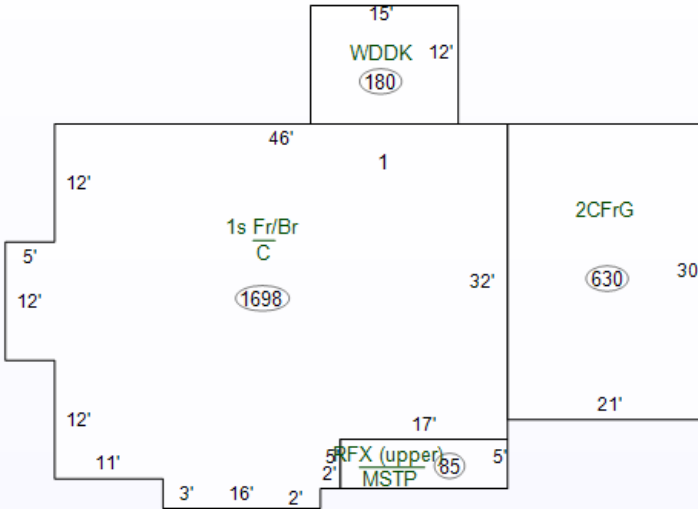
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	92	1698	1698	\$152,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1698	0		\$10,100
Slab				

Total Base \$162,500

Adjustments 1 Row Type Adj. x 1.00 \$162,500

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	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$177,200

Sub-Total, 1 Units

Exterior Features (+)	\$8,100	\$185,300
Garages (+) 630 sqft	\$26,000	\$211,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$188,585

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	2/6 Maso	C+1	1992	1992	33	A		0.85		1,698 sqft	\$188,585	26%	\$139,550	16%	100%	1.240	1.500	100.00	0.00	0.00	\$218,000
2: Utility Shed	1	SV	C	1996	1996	29	A		0.85		12'x12'		60%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0
3: Utility Shed	1	SV	C	2022	2022	3	A		0.85		12'x12'		15%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0