89-13-17-000-109.000-001	,	PHEN D & CHERY	5484 S CENTE		511, 1 Fan ansfer of Owners	nily Dwell -	Unplatte	ed (0 to 9.9	ABINGTON-915002 (001) /91 ^{1/2}
General Information Parcel Number		nership IEN D & CHERYL L	Data Ou		olo Drice V/I	Notes 5/17/2022 Misc: 2023 GENERAL RE	VALUATION			
89-13-17-000-109.000-001	5484 S CENTER			/ner RLES, STEPHEN D		CO	ige Auj S	ale Price V/I		
Local Parcel Number 36-17-000-109.000-01	CENTERVILLE, I	N 47330	01/01/1900 301	ALLO, OTLI HEN D		00	1	I		
Tax ID:	_	Legal								
001-00388-03	LOT 2 DAVIDSON SU									
Routing Number										
Property Class 511 1 Family Dwell - Unplatted (0 to 9.9					Re					
Year: 2025		luation Records (Work	-					0004		
Location Information	2025	Assessment Year	2025	2024	2023		2022	2021		
County	WIP 02/19/2025	Reason For Change As Of Date	AA 04/22/2025	AA 04/17/2024	AA 04/20/2023	04/22/	AA	AA 04/16/2021		
WAYNE	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost		ana Cost Mod		
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000			1.0000		
ABINGTON TOWNSHIP	1.0000	Notice Required								
District 001 (Local 001)	\$19,800	Land	\$19,800	\$17,200	\$15,500	\$15	500	\$15,500		
ABINGTON TOWNSHIP	\$19,200	Land Res (1)	\$19,200	\$16,700	\$15,000	\$15 \$15		\$15,000 \$15,000		
School Corp 8360	\$600	Land Non Res (2)	\$600	\$500	\$0		\$0	\$0		
CENTERVILLE-ABINGTON COMM	\$0 \$242 800	Land Non Res (3)	\$0	\$0	\$500 \$169,600	۹ \$171	500	\$500 \$163.700		
Neighborhood 915002-001	\$212,800 \$212,800	Improvement Imp Res (1)	\$212,800 \$212,800	\$188,600 \$188,600	\$166,900	\$171 \$168		\$1 63,700 \$158,700		
ABINGTON-915002 (001)	\$0	Imp Non Res (2)	\$0	\$0	\$0		\$0	\$0		
Section/Plat	\$0	Imp Non Res (3)	\$0	\$0	\$2,700		800	\$5,000		
3617000	\$232,600 \$232,000	Total Total Res (1)	\$232,600 \$232,000	\$205,800 \$205,300	\$185,100 \$181,900	\$187 \$183		\$179,200 \$173,700	Land Computation	IS
Location Address (1)	\$600	Total Non Res (2)	\$600	\$500	\$0	<i>\</i>	\$0	\$0	Calculated Acreage	1.13
5484 S CENTERVILLE RD	\$0	Total Non Res (3)	\$0	\$0	\$3,200		300	\$5,500	Actual Frontage	0
CENTERVILLE, IN 47330		Land Data (Standard	Depth: Res 175',	CI 175' Base L	ot: Res 100' X 17	5', CI 100' X ′	75')		Developer Discount	
Zoning	Land Pricing Soil		ctor Rate	Adj. Ex		Cap 1 Cap	2 Cap 3	Value	Parcel Acreage	1.13
Zonnig	Type d ID	Front.		Rate Valu	e % Factor				81 Legal Drain NV	0.00
Subdivision	9 A	0 1.000000 1	1.00 \$19,200	\$19,200 \$19,200	0% 1.0000	100.00 0.0	0.00	\$19,200	82 Public Roads NV	0.00
Subulvision	91 A	0 0.131000 1	1.00 \$4,500	\$4,500 \$590	0 % 1.0000	0.00 100.0	0.00	\$590	83 UT Towers NV	0.00
l et									9 Homesite	1.00
Lot									91/92 Acres	0.13
Market Madal									Total Acres Farmland	0.00
Market Model N/A									Farmland Value	\$0
Characteristics									Measured Acreage	0.00
Topography Flood Hazard									Avg Farmland Value/Acre Value of Farmland	0.0 ©
									Classified Total	\$0 \$0
Public Utilities ERA									Farm / Classifed Value	\$0 \$0
									Homesite(s) Value	پ 0 \$19,200
Streets or Roads TIF									91/92 Value	\$600
Paved									Supp. Page Land Value	4000
Neighborhood Life Cycle Stage									CAP 1 Value	\$19,200
Static									CAP 2 Value	\$600
Printed Tuesday, April 29, 2025	D-1-0	tamal Oaks o "	-1 00/00/0000	Nerver	. .	07/00/0000	N		CAP 3 Value	\$0
Review Group 2027	Data Source Ex	collection collection	ctor 06/09/2022	Nexus	Appraise	• 07/22/2022	Nexus		Total Value	\$19,800

General	Information		Plumbing															Cost Lad	der	
Dccupancy	Single-Family			#	TF										Floo	r Constr	Base	Finish	Value	Tota
•	Residential Dwelling	Full Bath		2	6		-		1		40'				1	1Fr	1547	1547	\$137,500	
Story Height	2	Half Bath		1	2			11'			40	1s Fr			2	1Fr	707	707	\$42,500	
style	N/A	Kitchen S	links	1	1		WD	DK	14'			C		6'	3					
inished Area	2254 sqft	Water Hea	aters	1	1	•	18.16	1.2	14					WDDK.	4					
lake		Add Fixtu	ires	1	1	2	18	6'		26'		(840)		(54)	1/4					
	r Finish	Total		6	11			<u> </u>	0						1/2					
Earth	Tile						5' 5'			32'				34'	3/4					
Slab	Carpet	Acco	ommodati	ons		• 3	3	1					1		Attic					
Sub & Joist	Unfinished	Bedroom	s		3	3		16'		2s Fr	00				Bsm	t				
Wood	Other	Living Ro	oms		1					C	20	5			Crav	vl	1547	0	\$9,500	
Parquet		Dining Ro	ooms		1			6'		(707)					Slab					
\A/~1	l Finish	Family Ro			1			-	4' 0'	U.	10'		14'						Total Base	\$189,50
		Total Roo	oms		7				0	710" I	10		14		Adju	Istments	1 F	low Type	Adj. x 1.00	\$189,50
Plaster/Drywal	I Unfinished		1						° OFP{						Unfi	n Int (-)				\$
			leat Type						132	132 10' 5" 10'		2CFrG			Ex L	iv Units (+)				\$
Fiberboard		Central W	arm Air						2'6") 					Rec	Room (+)				\$
	Roofing								40	2100			22	5	Loft	(+)				\$
Built-Up N	Ietal Asphalt	Slate	Tile	ile						10' 6'		(484)			Firep	place (+)			MS:1 MO:1	\$4,50
Wood Shingle									~	· · · · · ·					No H	leating (-)				\$
												22'			A/C	(+)		1:	:1547 2:707	\$6,30
	Exterior Feat		•									575		-	No E	Elec (-)				\$
escription			Area		lue										Plum	nbing (+ / -)		11 – 5	5 = 6 x \$800	\$4,80
Vood Deck			168	\$4,											Spec	c Plumb (+)				\$
Porch, Open Fran	ne		132	\$7,					Sp	ecialty Plu	mbing				Elev	ator (+)				\$
Vood Deck			54	\$1,	/00	Des	scription					Coun	t	Value				Sub-Tota	I, One Unit	\$205,10
																		Sub-To	tal, 1 Units	
															Exte	rior Feature	es (+)		\$13,300	\$218,40
															Garages (+) 484 sqft				\$20,100	\$238,50
																Quali	ty and D	esign Fac	ctor (Grade)	1.1
																		Locatio	on Multiplier	0.8
																		Replace	ement Cost	\$222,99

Description	Story Constr Height 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 Wood Fr	C+2	1993	1996	29 A		0.85		2,254 sqft	\$222,998	24%	\$169,480	0%	100%	1.240	1.000	100.00	0.00	0.00	\$210,200
2: Swimming Pool (R)	1	С	1996	1996	29 A	\$54.40	0.85	\$46.24	16'x36'	\$28,477	85%	\$4,270	50%	100%	1.240	1.000	100.00	0.00	0.00	\$2,600
3: Utility Shed	1 SV	С	1996	1996	29 A		0.85		10'x16'		60%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0