

89-13-17-000-213.002-001

WASSIL, J PHILIP & CHERYL A

5544 S CENTERVILLE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

ABINGTON-915002 (001)/91

1/2

General Information

Parcel Number 89-13-17-000-213.002-001
Local Parcel Number 36-17-000-213.020-01

Tax ID: 001-00387-02

Routing Number

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

Year: 2025

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) 5544 S CENTERVILLE RD CENTERVILLE, IN 47330

Zoning ZO01 Residential

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

Ownership

WASSIL, J PHILIP & CHERYL A
5544 S CENTERVILLE RD
CENTERVILLE, IN 47330

Legal

PT NE SEC 17-15-14 1.612A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/25/2017 and 01/01/1900.

Notes

7/15/2024 PERMIT/CO: 2025 PERMIT# 23-201 ADD DET/GAR PER C/O 1-26-24
5/17/2022 Misc: 2023 GENERAL REVALUATION

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

Table with columns: 2025, 2024, 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 include 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include 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
Style N/A
Finished Area 1652 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, Enclosed Frame	216	\$15,000
Canopy, Roof Extension	116	\$1,900
Stoop, Masonry	116	\$3,500
Patio, Concrete	310	\$2,200
Canopy, Shed Type	168	\$1,400
Patio, Concrete	168	\$1,300

Plumbing

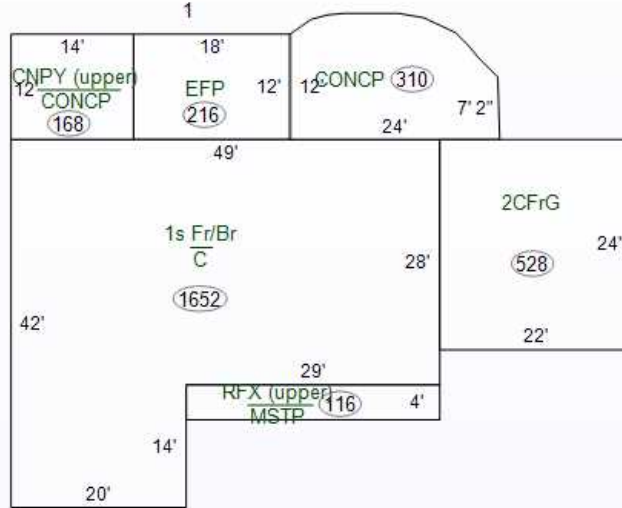
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1652	1652	\$146,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
2 Crawl	1652	0	\$9,900	
Slab				

Total Base \$156,300

Adjustments 1 Row Type Adj. x 1.00 \$156,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1652	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$163,900

Sub-Total, 1 Units

Exterior Features (+)	\$25,300	\$189,200
Garages (+) 528 sqft	\$21,400	\$210,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$179,010

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	1/6 Maso	C	1991	1991	34	G		0.85		1,652 sqft	\$179,010	24%	\$136,050	25%	100%	1.240	1.000	100.00	0.00	0.00	\$126,500
2: Detached Garage	1	Wood Fr	C	2024	2024	1	A	\$36.00	0.85	\$30.60	24'x36'	\$26,438	2%	\$25,910	0%	100%	1.240	1.000	100.00	0.00	0.00	\$32,100
3: Detached Garage/Boat H	1	Wood Fr	C	1992	1992	33	A	\$41.81	0.85	\$35.54	24'x26'	\$22,176	26%	\$16,410	0%	100%	1.240	1.000	100.00	0.00	0.00	\$20,300
4: Utility Shed	1	SV	C	2022	2022	3	A		0.85		10'x16'		15%		0%	100%	1.240	1.000	100.00	0.00	0.00	\$0