

89-02-21-000-310.000-024

General Information

Parcel Number
89-02-21-000-310.000-024

Local Parcel Number
03-21-000-310.008-13

Tax ID:
013-00212-00

Routing Number

Property Class 541 RENTAL
Mobile or Manufactured Home - Un

Year: 2025

Location Information

County
WAYNE

Township
PERRY TOWNSHIP

District 024 (Local 013)
PERRY TOWNSHIP

School Corp 8305
NETTLE CREEK

Neighborhood 135145-013
PERRY-135145 (013)

Section/Plat
0321000

Location Address (1)
11505 ECONOMY RD
MODOC, IN 47339

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

ALLRED, ROBERT P

Ownership

ALLRED, ROBERT P
11701 N ECONOMY RD
MODOC, IN 47358

Legal

PT SW SEC 21-18-13 1A
1A PT SW SEC 21-18-13 1A



11505 ECONOMY RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/30/2023	ALLRED, ROBERT P	2023004052	QC	/		I
04/21/2021	ALLRED, ROBERT P	2021003883	CC	/		I
02/28/2017	ALLRED, ROBERT P	2017001668	QC	/		I
01/01/1900	ALLRED, ROBERT PA		CO	/		I

541, Mobile or Manufactured Home - Un

Res

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

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	Reclass	AA	AA	AA
04/17/2025	As Of Date	04/22/2025	04/17/2025	04/17/2024	04/20/2023	04/22/2022
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	☐	☒	☐	☐	☐
\$19,900	Land	\$19,900	\$17,200	\$17,200	\$15,800	\$15,800
\$16,600	Land Res (1)	\$16,600	\$14,400	\$14,400	\$13,200	\$13,200
\$3,300	Land Non Res (2)	\$3,300	\$2,800	\$2,800	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$2,600	\$2,600
\$18,800	Improvement	\$18,800	\$21,700	\$43,600	\$40,800	\$44,400
\$18,800	Imp Res (1)	\$18,800	\$21,700	\$43,600	\$40,800	\$44,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$38,700	Total	\$38,700	\$38,900	\$60,800	\$56,600	\$60,200
\$35,400	Total Res (1)	\$35,400	\$36,100	\$58,000	\$54,000	\$57,600
\$3,300	Total Non Res (2)	\$3,300	\$2,800	\$2,800	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$2,600	\$2,600

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
9	A		0	1.000000	1.00	\$16,600	\$16,600	\$16,600	0%	1.0000	100.00	0.00	0.00	\$16,600
91	A		0	0.860000	1.00	\$3,800	\$3,800	\$3,268	0%	1.0000	0.00	100.00	0.00	\$3,270
82	A	GE	0	0.140000	1.02	\$2,390	\$2,438	\$341	-100%	1.0000	0.00	100.00	0.00	\$00

Notes

4/17/2025 PARCEL REVIEW: 2024 CORRECTION OF USE AND CALCULATION

8/3/2021 Misc: 2022 GENERAL REVALUATION

Land Computations

Calculated Acreage	2.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.14
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.86
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 / Classified Value	\$0
Homesite(s) Value	\$16,600
91/92 Value	\$3,300
Supp. Page Land Value	
CAP 1 Value	\$16,600
CAP 2 Value	\$3,300
CAP 3 Value	\$0
Total Value	\$19,900

General Information

Occupancy	Single-Family
Description	MH /
Story Height	1
Style	N/A
Finished Area	1485 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
Wood Deck	120	\$3,300

Plumbing

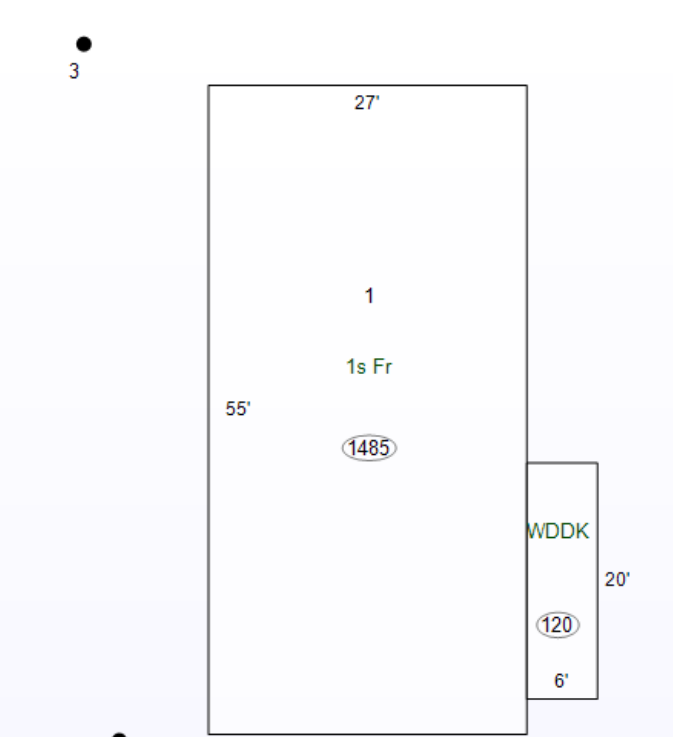
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1485	1485	\$133,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	\$133,200
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Adjustments	1 Row Type Adj. x 1.00	\$133,200
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1485	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$139,600
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Sub-Total, 1 Units	
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Exterior Features (+)	\$3,300	\$142,900
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Garages (+) 0 sqft	\$0	\$142,900
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Quality and Design Factor (Grade)	0.40
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Location Multiplier	0.85
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Replacement Cost	\$48,586
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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: MH /	1	Wood Fr	E	1977	1977	48 F		0.85		1,485 sqft	\$48,586	50%	\$24,290	50%	100%	1.090	1.000	100.00	0.00	0.00	\$13,200
2: Detached Garage	1	Pole	D	1973	1973	52 F	\$26.08	0.85	\$17.73	24'x36'	\$15,323	55%	\$6,900	25%	100%	1.090	1.000	100.00	0.00	0.00	\$5,600
3: Utility Shed	1	SV	C	1979	1979	46 F		0.85		8'x10'		70%		0%	100%	1.090	1.000	100.00	0.00	0.00	\$0