

89-02-27-000-310.005-024

THATCHER, CHARLES E JR

9967 OSBORNE RD

541, Mobile or Manufactured Home - Un

PERRY-135145 (013)/13514

1/2

General Information

Parcel Number 89-02-27-000-310.005-024

Local Parcel Number 03-27-000-310.050-13

Tax ID: 013-00288-05

Routing Number

Property Class 541 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 0327000

Location Address (1) 9967 OSBORNE RD ECONOMY, IN 47339

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

THATCHER, CHARLES E JR 9967 OSBORNE RD ECONOMY, IN 47339

Legal

PT SW SEC 27-18-13 2.482A



Transfer of Ownership

Date 01/01/1900 Owner THATCHER, CHARLE Doc ID Code Book/Page Adj Sale Price V/I

Notes

8/6/2021 Misc: 2022: GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and various valuation categories like Land, Improvement, Total, etc.

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

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

Land Computations

Table with columns: Land Computations (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) and values.

Data Source Aerial

Collector 06/03/2021 jf

Appraiser 10/13/2021 lp

**General Information**

Occupancy Single-Family  
 Description MH / C  
 Story Height 1  
 Style N/A  
 Finished Area 1352 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

**Plumbing**

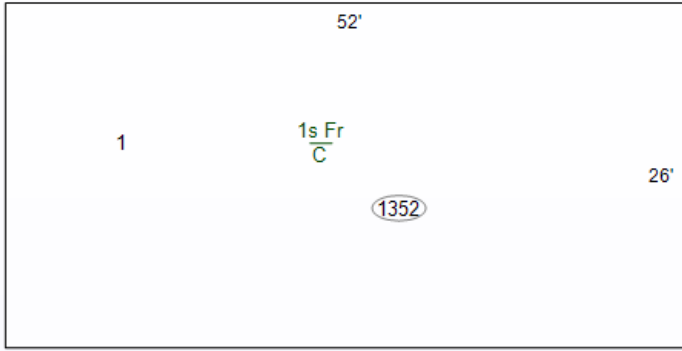
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1352	1352	\$126,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1352	0	\$8,900	
Slab					

**Total Base** \$135,600

**Adjustments 1 Row Type Adj. x 1.00** \$135,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1352 \$4,600
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$142,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$142,600
Garages (+) 0 sqft	\$0	\$142,600
Quality and Design Factor (Grade)	0.60	
Location Multiplier	0.85	
<b>Replacement Cost</b>		<b>\$72,726</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 / C	1	Wood Fr	E+2	2000	2000	25	A			0.85		1,352 sqft	\$72,726	26%	\$53,820	0%	100%	1.090	1.000	100.00	0.00	0.00	\$58,700