

89-09-15-000-316.000-014

THACKREY, JAMES F & THERE

9874 BLACK RD

511, 1 Family Dwell - Unplatted (0 to 9.9

CLAY/HARRISON-955063 ( 1/2

General Information

Parcel Number 89-09-15-000-316.000-014
Local Parcel Number 28-15-000-316.000-09

Tax ID: 009-00018-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township HARRISON TOWNSHIP
District 014 (Local 009) HARRISON TOWNSHIP
School Corp 8305 NETTLE CREEK
Neighborhood 955063-009 CLAY/HARRISON-955063 (009)
Section/Plat 2815000
Location Address (1) 9874 BLACK RD CENTERVILLE, IN 47345

Ownership

THACKREY, JAMES F & THERESA B THACKREY
9874 BLACK RD
CENTERVILLE, IN 47330

Legal

PT E D SW SEC 15-16-13 2A

Transfer of Ownership

Date 01/01/1900 Owner THACKREY, JAMES F Doc ID Code Book/Page Adj Sale Price V/I

Notes

5/11/2021 Misc: 2022: GENERAL REVALUATION



Res

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, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns for various land computation metrics: 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** 1876 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	180	\$4,100
Wood Deck	64	\$2,300

**Plumbing**

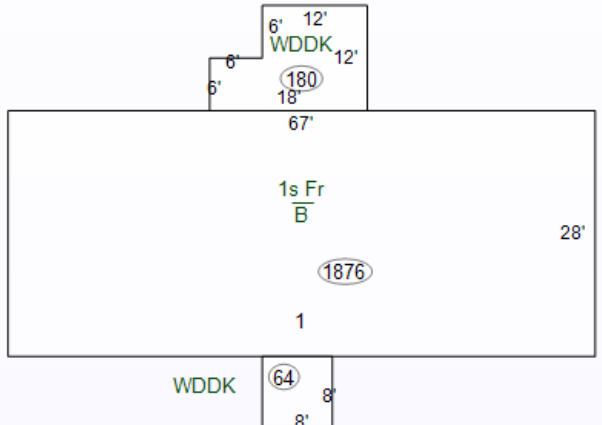
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	1876	1876	\$158,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1876	0	\$52,900	
Crawl					
Slab					

**Total Base** \$211,800

**Adjustments** 1 Row Type Adj. x 1.00 \$211,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1876	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$219,800

**Sub-Total, 1 Units**

Exterior Features (+) \$6,400 \$226,200

Garages (+) 0 sqft \$0 \$226,200

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.85

**Replacement Cost** \$192,270

**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	Wood Fr	C	1998	1998	27	A		0.85		3,752 sqft	\$192,270	24%	\$146,130	0%	100%	1.190	1.000	100.00	0.00	0.00	\$173,900
2: Detached Garage/Boat H	1	Wood Fr	C	1999	1999	26	A	\$36.00	0.85	\$30.60	36'x24'	\$26,438	24%	\$20,090	0%	100%	1.190	1.000	100.00	0.00	0.00	\$23,900
3: Utility Shed	1		C	1997	1997	28	A	\$31.58	0.85	\$26.84	6'x8'	\$1,288	60%	\$520	0%	100%	1.190	1.000	100.00	0.00	0.00	\$600