

89-07-21-000-421.000-032

General Information

Parcel Number
89-07-21-000-421.000-032

Local Parcel Number
21-21-000-421.000-17

Tax ID:
017-00336-00

Routing Number

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

Year: 2025

Location Information

County
WAYNE

Township
WEBSTER TOWNSHIP

District 032 (Local 017)
WEBSTER TOWNSHIP

School Corp 8375
NORTHEASTERN WAYNE

Neighborhood 174409-017
WEBSTER-174409 (017)

Section/Plat
2121000

Location Address (1)
4432 WEBSTER RD
RICHMOND, IN 47374

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Friday, May 16, 2025

Review Group 2029

BPG LLC

Ownership

BPG LLC
4432 WEBSTER RD
RICHMOND, IN 47374

Legal

PT SE SEC 21-17-14 1.53A



4432 WEBSTER RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/16/2024	BPG LLC	2024003281	QC	/		I
09/28/2012	GRUBBS, BRADLEY	2012008205	WD	/	\$100,000	V
08/15/2012	CASEBOLT, STEVEN	2012006876	SH	/	\$77,482	I
08/09/2010	MERCER, TY Y	2010005676	QC	/	\$0	I
01/01/1900	ANGLIN, FRANKLIN B	2010005676	QC	/		I

Res

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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
05/16/2025	As Of Date	05/05/2025	04/22/2025	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	☒	☐	☐	☐	☐
\$21,500	Land	\$21,500	\$21,500	\$18,600	\$17,100	\$16,700
\$19,600	Land Res (1)	\$19,600	\$19,600	\$17,000	\$15,600	\$15,200
\$1,900	Land Non Res (2)	\$1,900	\$1,900	\$1,600	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$1,500	\$1,500
\$178,100	Improvement	\$178,100	\$178,100	\$155,000	\$142,400	\$144,200
\$178,100	Imp Res (1)	\$178,100	\$178,100	\$155,000	\$142,400	\$144,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$199,600	Total	\$199,600	\$199,600	\$173,600	\$159,500	\$160,900
\$197,700	Total Res (1)	\$197,700	\$197,700	\$172,000	\$158,000	\$159,400
\$1,900	Total Non Res (2)	\$1,900	\$1,900	\$1,600	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$1,500	\$1,500

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	\$19,600	\$19,600	\$19,600	0%	1.0000	100.00	0.00	0.00	\$19,600
91	A		0	0.420000	1.00	\$4,500	\$4,500	\$1,890	0%	1.0000	0.00	100.00	0.00	\$1,890
82	A	GE	0	0.110000	1.02	\$2,120	\$2,162	\$238	-100%	1.0000	0.00	100.00	0.00	\$00

WEBSTER-174409 (017)/17 1/2

Notes

7/14/2020 Misc: 2021 GENERAL REVAL

Land Computations

Calculated Acreage	1.53
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.53
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.42
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	\$19,600
91/92 Value	\$1,900
Supp. Page Land Value	
CAP 1 Value	\$19,600
CAP 2 Value	\$1,900
CAP 3 Value	\$0
Total Value	\$21,500

General Information		Plumbing		
Occupancy	Single-Family		#	TF
Description	Residential Dwelling	Full Bath	2	6
Story Height	1	Half Bath	0	0
Style	N/A	Kitchen Sinks	1	1
Finished Area	1384 sqft	Water Heaters	1	1
Make		Add Fixtures	2	2

	Floor Finish	Add Fixtures	6	10
	Total		6	10

☐ Earth	☐ Tile
☐ Slab	☒ Carpet
☒ Sub & Joist	☒ Unfinished
☐ Wood	☐ Other
☐ Parquet	

Wall Finish		Family Rooms	1
Total Rooms		6	

☒ Plaster/Drywall ☒ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

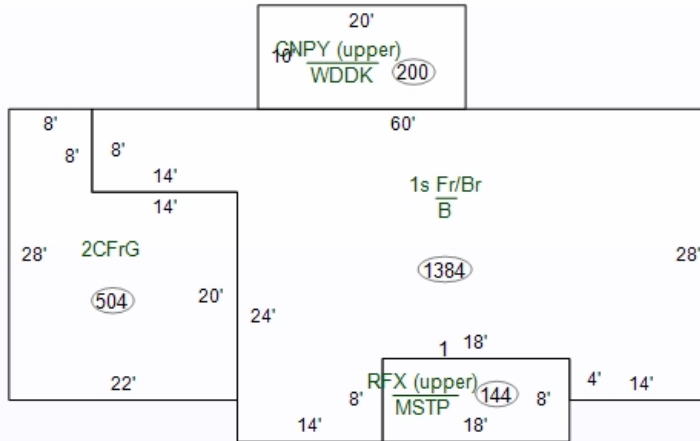
Exterior Features

Description	Area	Value
Wood Deck	200	\$4,600
Canopy, Shed Type	200	\$1,600
Canopy, Roof Extension	144	\$2,100
Stoop, Masonry	144	\$3,800

Plumbing		
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat TypeCentral Warm Air

Specialty Plumbing		
Description	Count	Value

Cost Ladder					Totals
Floor	Constr	Base	Finish	Value	
1	91A	1384	1384	\$130,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1384	0	\$42,800	
Crawl					
Slab					

	Total Base	\$172,900
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Adjustments	1 Row Type Adj. x 1.00	\$172,900
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	\$0
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Loft (+)	\$0
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Fireplace (+)	PS:1 PO:1	\$4,700
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No Heating (-)	\$0
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A/C (+)	1:1384	\$4,600
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No Elec (-)	\$0
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Plumbing (+ / -)	$10 - 5 = 5 \times \$800$	\$4,000
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Spec Plumb (+)	\$0
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Elevator (+)	\$0
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Sub-Total, One Unit	\$186,200
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Sub-Total, 1 Units

Exterior Features (+)	\$12,100	\$198,300
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Garages (+) 504 sqft	\$20,100	\$218,400
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Quality and Design Factor (Grade)	1.00
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Location Multiplier	0.85
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Replacement Cost	\$185,640
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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: Residential Dwelling	1	1/6 Maso	C	2002	2002	23 A		0.85		2,768 sqft	\$185,640	22%	\$144,800	0%	100%	1.230	1.000	100.00	0.00	0.00	\$178,100