

89-07-26-000-312.000-032

GARD, FRED L & PATRICIA S

2742 W TINGLER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WEBSTER-174409 (017)/17

1/2

General Information

Parcel Number 89-07-26-000-312.000-032
Local Parcel Number 21-26-000-312.000-17

Tax ID: 017-00348-00

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 2126000
Location Address (1) 2742 W TINGLER RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

GARD, FRED L & PATRICIA S
2742 TINGLER RD W
RICHMOND, IN 47374

Legal

PT S D FRACT SEC 26-17-14 1.05A

Transfer of Ownership

Date 01/01/1900 Owner GARD, FRED L & PAT Doc ID CO Book/Page Adj Sale Price V/I

Notes

1/29/2025 Misc: 2025 GERNERAL REVAUATION
7/14/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with columns for Assessment Year (2025-2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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, and Value.

Land Computations

Table listing various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1250 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
Stoop, Masonry	80	\$2,700
Wood Deck	144	\$3,700
Patio, Concrete	144	\$1,200
Patio, Concrete	100	\$800

Plumbing

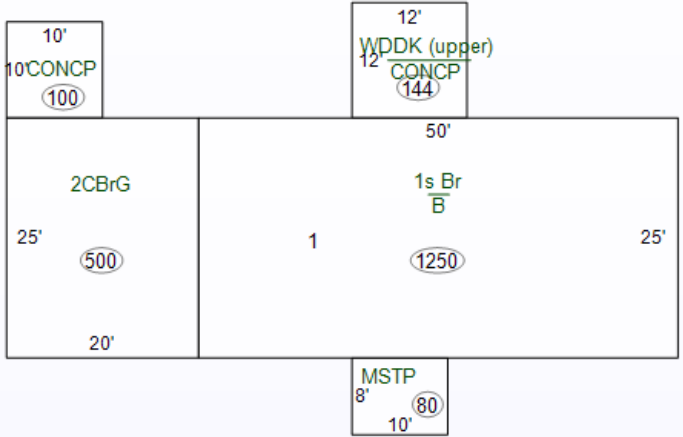
	#	TF
Full Bath	1	3
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1250	1250	\$133,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1250	0	\$40,400	
Crawl					
Slab					

Total Base \$173,700
Adjustments 1 Row Type Adj. x 1.00 \$173,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1040	\$10,200
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1250	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$191,500

Sub-Total, 1 Units

Exterior Features (+)	\$8,400	\$199,900
Garages (+) 500 sqft	\$20,700	\$220,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$187,510

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	Brick	C	1962	1962	63	A		0.85		2,500 sqft	\$187,510	42%	\$108,760	0%	100%	1.230	1.000	100.00	0.00	0.00	\$133,800
2: Lean-to	1	SV	C	1972	1972	53	A		0.85		6'x10' x 7'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$100
3: Utility Shed	1	SV	C	1972	1972	53	A		0.85		10'x14'		65%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0