

89-07-26-000-318.000-032

BYERS, GARY L & SHARON K

2452 W TINGLER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WEBSTER-174409 (017)/17

1/2

General Information

Parcel Number 89-07-26-000-318.000-032
Local Parcel Number 21-26-000-318.000-17

Tax ID: 017-00452-00

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) 2452 W TINGLER RD RICHMOND, IN 47374

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 2029

Ownership

BYERS, GARY L & SHARON K
2452 TINGLER RD W
RICHMOND, IN 47374

Legal

200 X 100 FT PT S D FRACT SEC 26-17-14
0.46A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 06/22/2017 BYERS, GARY L & SH and 01/01/1900 SANFORD, BRIAN H.

Notes

1/29/2025 Misc: 2025 GERNERAL REVAUATION
7/15/2020 Misc: 2021 GENERAL REVAL
11/6/2017 Misc: ADD AC AND CHANGE SFD EFF YEAR TO 1984 PER FC 10/31/17

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

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. Rows include 9 A and 82 A GE.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.46), Actual Frontage (0), Developer Discount, Parcel Acreage (0.46), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (0.40), 91/92 Acres (0.00), 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 (\$12,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$12,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1577 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
Porch, Open Frame	80	\$5,300
Wood Deck	266	\$5,900
Porch, Enclosed Frame	238	\$16,000

Plumbing

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

Accommodations

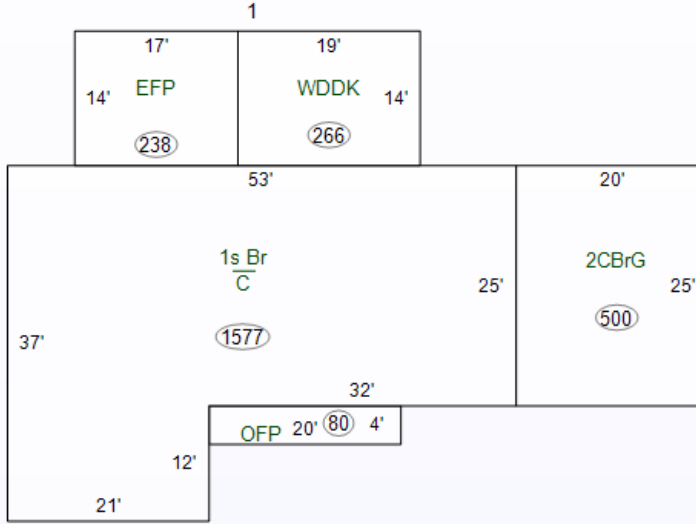
Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1577	1577	\$153,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1577	0	\$9,600	
Slab					



Description	Count	Value
Specialty Plumbing		

Adjustments	1 Row Type Adj. x 1.00	Total Base	\$162,800
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)	1:1577		\$5,000
No Elec (-)			\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800		\$2,400
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$170,200
Sub-Total, 1 Units			
Exterior Features (+)		\$27,200	\$197,400
Garages (+) 500 sqft		\$20,700	\$218,100
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.85
Replacement Cost			\$185,385

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	1964	1984	41	A		0.85		1,577 sqft	\$185,385	30%	\$129,770	0%	100%	1.230	1.000	100.00	0.00	0.00	\$159,600
2: Utility Shed	1	SV	C	1990	1990	35	A		0.85		10'x12'		65%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0