

General Information

Parcel Number 89-07-27-400-435.000-032
Local Parcel Number 21-27-400-435.000-17

Tax ID: 017-00007-00
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 2127400
Location Address (1) 3086 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

MALE, DARRELL A & DENISE F
3086 W TINGLER RD
RICHMOND, IN 47374

Legal

PT SE 27-17-14 0.67A PT SE 27-17-14 0.88A PT SE 27-17-14 0.213A & 0.011A



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 amounts for Land, Improvement, and Total.

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.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Res

Notes

1/29/2025 Misc: 2025 GERNERAL REVAUATION
7/13/2020 Misc: 2021 GENERAL REVAL

Land Computations

Table with columns for various land computation metrics and their values, including Calculated Acreage (1.77), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (1.77), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.59), 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 (\$2,700), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$2,700), CAP 3 Value (\$0), and Total Value (\$22,300).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 896 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, Enclosed Frame	91	\$9,400
Porch, Open Masonry	160	\$8,800

**Plumbing**

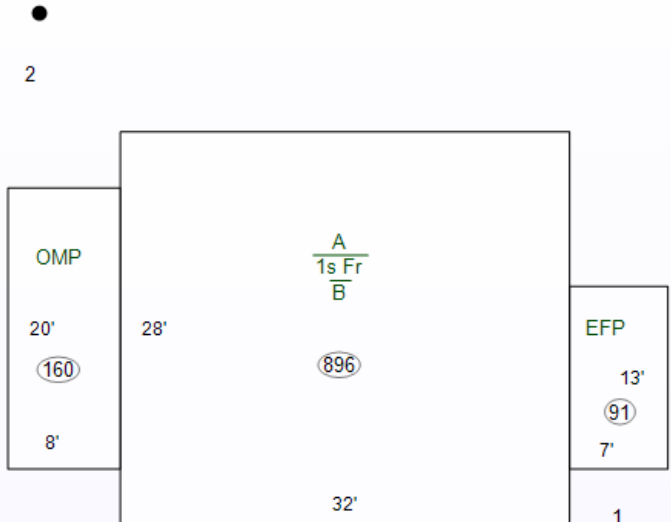
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	896	896	\$96,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	896	0	\$8,000	
Bsmt	896	0	\$32,600	
Crawl				
Slab				

**Total Base** \$137,500

**Adjustments** 1 Row Type Adj. x 1.00 \$137,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:896 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$141,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$18,200	\$160,100
Garages (+) 0 sqft	\$0	\$160,100
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

**Replacement Cost** \$122,477

**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	D+2	1938	1986	39 A		0.85		2,688 sqft	\$122,477	34%	\$80,830	0%	100%	1.230	1.000	100.00	0.00	0.00	\$99,400
2: Detached Garage/Boat H	1	Wood Fr	C	1960	1960	65 A	\$34.59	0.85	\$29.40	26'x40'	\$30,578	42%	\$17,730	0%	100%	1.230	1.000	100.00	0.00	0.00	\$21,800
3: Detached Garage/Boat H	1	Wood Fr	D	1958	1958	67 A	\$51.44	0.85	\$34.98	18'x20'	\$12,593	47%	\$6,670	0%	100%	1.230	1.000	100.00	0.00	0.00	\$8,200