

General Information

Parcel Number 89-07-28-000-114.000-032
Local Parcel Number 21-28-000-114.008-17

Tax ID: 017-00188-00

Routing Number

Property Class 101
Cash Grain/General Farm

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 2128000

Location Address (1) 4929 CLYDE MOBERLY 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

GREGORY, JIMMIE RAY UND 1/2 IN 4929 CLYDE MOBERLY RD RICHMOND, IN 47374

Legal

E 1/2 NW SEC 28-17-14 8.549A

Transfer of Ownership

Date 01/01/1900 Owner GREGORY, JIMMIE R Doc ID CO Book/Page Adj Sale Price V/I

Notes

1/24/2025 Misc: 2025 GENERAL REVALUATION
8/10/2020 Misc: 2021 GENERAL REVAL



Agricultural

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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.

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

Table with 15 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. Contains 12 rows of land data.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2144 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	160	\$8,300

Plumbing

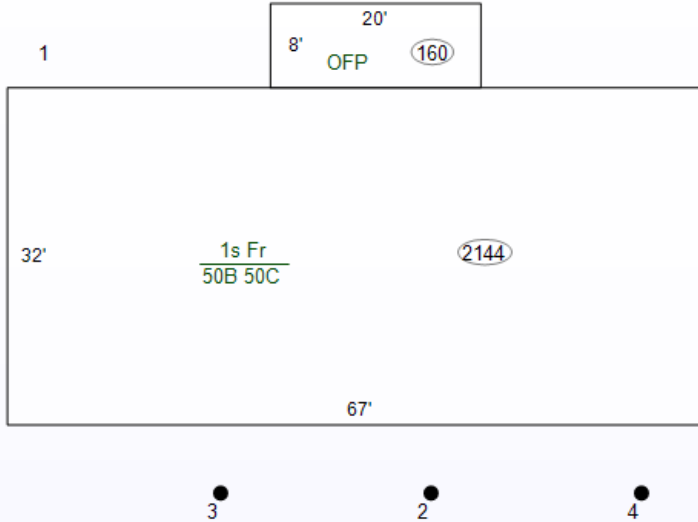
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2144	2144	\$175,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1072	0	\$36,300	
Crawl	1072	0	\$7,900	
Slab				

Total Base \$220,000

Adjustments 1 Row Type Adj. x 1.00 \$220,000

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

Sub-Total, One Unit \$220,000

Sub-Total, 1 Units

Exterior Features (+) \$8,300 \$228,300
 Garages (+) 0 sqft \$0 \$228,300
 Quality and Design Factor (Grade) 0.70
 Location Multiplier 0.85
Replacement Cost \$135,839

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-1	1984	1984	41 P		0.85		3,216 sqft	\$135,839	56%	\$59,770	0%	100%	1.230	1.000	100.00	0.00	0.00	\$73,500
2: Type 3 Barn	1	T3AW	D	1972	1972	53 P	\$17.37	0.85		36' x 50' x 8'	\$19,621	80%	\$3,920	40%	100%	1.000	1.000	100.00	0.00	0.00	\$2,400
3: Utility Shed	1	SV	D	1984	1984	41 P		0.85		12'x12'		80%		0%	100%	1.230	1.000	100.00	0.00	0.00	\$0
4: Utility Shed	1	SV	E	1960	1960	65 P		0.85		15'x10'		80%		0%	100%	1.230	1.000	0.00	100.00	0.00	\$0