

General Information

Parcel Number 89-07-33-000-103.000-032
Local Parcel Number 21-33-000-103.000-17

Tax ID: 017-00528-00

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 2133000

Location Address (1) 5115 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

OLER, MARLIN W REVOCABLE TRU 5115 TINGLER RD RICHMOND, IN 47374

Legal

PT NW 33-17-14 1.4386A PT NW 33-17-14 4.658A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 05/05/2014 to 01/01/1900.

Notes

1/29/2025 Misc: 2025 GERNERAL REVAUATION
8/16/2022 Misc: 2022 APPEAL DECISION BASED UPON SALES ANALYSIS



Res

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

Table with columns: 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). Rows show valuation data for years 2023 and 2024.

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 show land data for lots 9, 91, 5, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (6.13), Actual Frontage (0), Developer Discount, Parcel Acreage (6.10), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.26), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.00), Total Acres Farmland (3.84), Farmland Value (\$3,700), Measured Acreage (3.87), Avg Farmland Value/Acre (956), Value of Farmland (\$3,670), Classified Total (\$0), Farm / Classified Value (\$3,700), Homesite(s) Value (\$19,600), 91/92 Value (\$4,500), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$8,200), CAP 3 Value (\$0), Total Value (\$27,800).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1801 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
Patio, Concrete	341	\$2,500
Porch, Open Frame	192	\$10,100
Porch, Enclosed Masonry	896	\$43,400

Plumbing

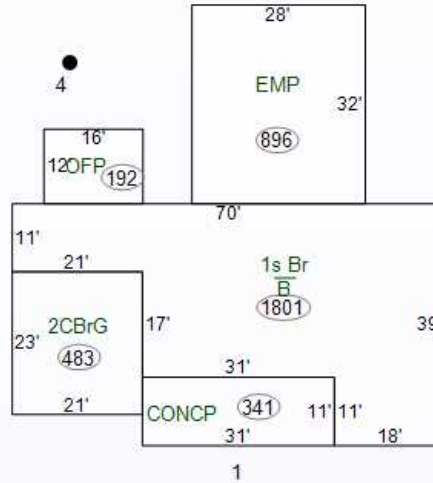
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1801	1801	\$170,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1801	0	\$51,500	
Crawl					
Slab					

Total Base \$221,600

Adjustments 1 Row Type Adj. x 1.00 \$221,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1801	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$239,000

Sub-Total, 1 Units

Exterior Features (+)	\$56,000	\$295,000
Garages (+) 483 sqft	\$20,700	\$315,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$281,762

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+1	1972	1980	45 A		0.85		3,602 sqft	\$281,762	30%	\$197,230	15%	100%	1.230	1.000	100.00	0.00	0.00	\$206,200
2: Barn, Pole (T3)	1	T31SO	D	2004	2004	21 A	\$27.47	0.85		8' x 15' x 14'	\$1,954	40%	\$1,170	0%	100%	1.230	1.000	100.00	0.00	0.00	\$1,400
3: Lean-to	1	Concrete	C	1995	1995	30 A	\$8.80	0.85		24'x72' x 8'	\$12,925	50%	\$6,460	0%	100%	1.000	1.000	0.00	0.00	100.00	\$6,500
4: Swimming Pool (R)	1		C	1997	1997	28 A	\$56.32	0.85	\$47.87	32'x13'	\$21,535	85%	\$3,230	50%	100%	1.230	1.000	100.00	0.00	0.00	\$2,000
5: Type 3 Barn	1	T3AW	C	1979	1984	41 A	\$18.39	0.85		20' x 72' x 15'	\$22,819	55%	\$10,270	35%	100%	1.230	1.000	100.00	0.00	0.00	\$8,200