

General Information

Parcel Number 89-16-07-000-202.005-028
Local Parcel Number 46-07-000-202.050-15

Tax ID: 015-01767-06

Routing Number 4607000-023

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 N/W WAYNE-154158 (015 N/W)
Section/Plat 4607000
Location Address (1) 775 WEBSTER 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 Improving

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

GREGORY REVOCABLE LIVING TRU O & TRACY E GREGORY CO-TRUST 775 WEBSTER RD RICHMOND, IN 47374

Legal

LOT 5 RUGER SUB DIV



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/14/2021 GREGORY REVOCAB and 01/01/1900 GREGORY, DOUGLA.

Notes

12/27/2019 Misc: 2020: REMOVE POOL. ADD OFF 12-27-19
8/9/2017 Misc: 2018 GENERAL REVALUATION

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 (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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, 91, 91, 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.50), Actual Frontage (0), Developer Discount, Parcel Acreage (4.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.13), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.38), 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 (\$20,900), 91/92 Value (\$15,300), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$15,300), CAP 3 Value (\$0), Total Value (\$36,200).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2106 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	196	\$10,100
Wood Deck	438	\$7,900
Porch, Open Frame	256	\$12,000

Plumbing

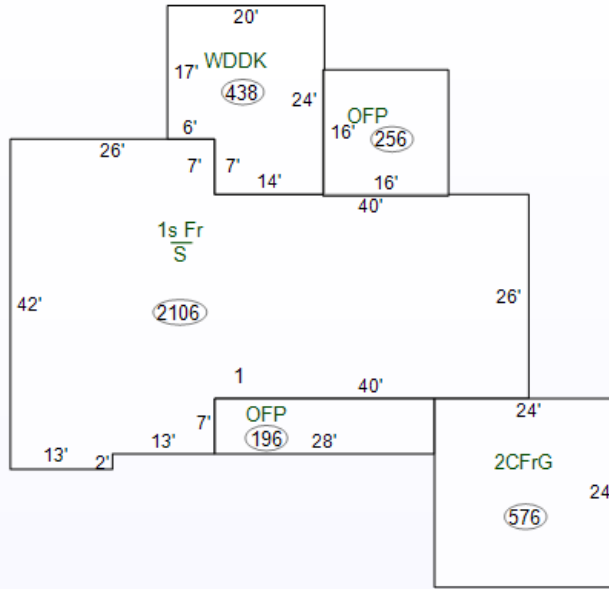
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value
WDDK (438)	1	
OFF (256)	1	
OFF (196)	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2106	2106	\$172,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		2106	0	\$0	
				Total Base	\$172,700

Adjustments

Adjustment	Value	Total
1 Row Type Adj. x 1.00	\$172,700	\$172,700
Unfin Int (-)	\$0	\$0
Ex Liv Units (+)	\$0	\$0
Rec Room (+)	\$0	\$0
Loft (+)	\$0	\$0
Fireplace (+)	\$0	\$0
No Heating (-)	\$0	\$0
A/C (+)	1:2106	\$6,100
No Elec (-)	\$0	\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)	\$0	\$0
Elevator (+)	\$0	\$0

Sub-Total, One Unit	\$184,400	
Sub-Total, 1 Units	\$184,400	
Exterior Features (+)	\$30,000	\$214,400
Garages (+) 576 sqft	\$24,700	\$239,100
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.85	
Replacement Cost	\$213,397	

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	C+1	2003	2003	22	A		0.85		2,106 sqft	\$213,397	22%	\$166,450	0%	100%	1.270	1.000	100.00	0.00	0.00	\$211,400
2: Type 3 Barn	1	T3AW	C	2005	2005	20	A	\$19.27	0.85		30' x 40' x 10'	\$18,512	40%	\$11,110	0%	100%	1.270	1.000	100.00	0.00	0.00	\$14,100