

General Information

Parcel Number 89-16-08-400-413.000-029

Local Parcel Number 46-08-400-413.000-16

Tax ID: 016-01717-00

Routing Number

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

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 029 (Local 016) WAYNE TOWNSHIP - SANITARY

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 164176-016 WAYNE-164176 (016)

Section/Plat 4608400

Location Address (1) 486 E TINGLER RD RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Sewer, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025 Review Group 2030

Ownership

SICKMANN, ANDREW J & LINDSEY R 486 TINGLER RD RICHMOND, IN 47374

Legal

PT SE SEC 8-14-1 2.09A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 07/22/2020 to 01/01/1900.

Notes

10/1/2021 Misc: 2022 GENERAL REVALUATION

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

Table with 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). Values range from 2022 to 2025.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 land types 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.09), Actual Frontage (0), Developer Discount, Parcel Acreage (2.09), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.05), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.04), 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 (\$18,900), 91/92 Value (\$4,200), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$4,200), CAP 3 Value (\$0), Total Value (\$23,100).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2072 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Brick	64	\$1,400
Porch, Open Frame	192	\$10,100
Portico	296	\$10,600

Plumbing

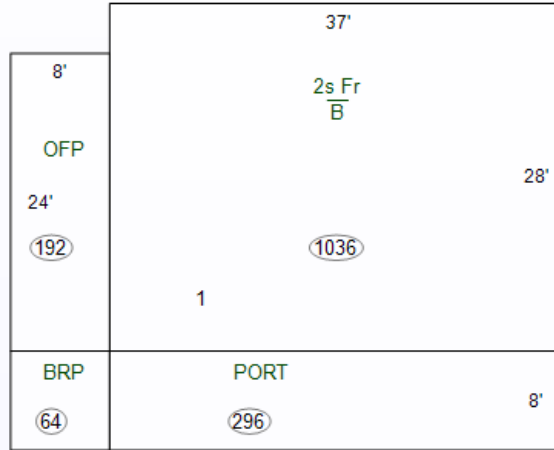
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1036	1036	\$106,900	
2	1Fr	1036	1036	\$52,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1036	0	\$35,200	
Crawl					
Slab					

Adjustments	1 Row Type Adj. x 1.00	\$194,900
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:2	\$8,000
No Heating (-)		\$0
A/C (+)	1:1036 2:1036	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$212,700
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Sub-Total, 1 Units	\$212,700
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Exterior Features (+)	\$22,100	\$234,800
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Garages (+) 0 sqft	\$0	\$234,800
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Quality and Design Factor (Grade)	1.10
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Location Multiplier	0.85
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Replacement Cost	\$219,538
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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	2	Wood Fr	C+2	1959	1965	60	G		0.85		3,108 sqft	\$219,538	35%	\$142,700	0%	100%	1.150	1.000	100.00	0.00	0.00	\$164,100
2: Bath House	1		C	1970	1970	55	A	\$43.67	0.85	\$37.12	18'x25'	\$16,704	65%	\$5,850	0%	100%	1.150	1.000	100.00	0.00	0.00	\$6,700
3: Detached Garage/Boat H	1	Wood Fr	C	1959	1959	66	A	\$42.58	0.85	\$36.19	22'x24'	\$19,110	42%	\$11,080	0%	100%	1.150	1.000	100.00	0.00	0.00	\$12,700
4: Gazebo	1		C	1993	1993	32	A	\$44.91	0.85	\$38.17	72 sqft	\$2,748	50%	\$1,370	0%	100%	1.150	1.000	100.00	0.00	0.00	\$1,600
5: Swimming Pool (R)	1		C	1963	1963	62	G	\$54.08	0.85	\$45.97	18'x36'	\$29,787	85%	\$4,470	50%	100%	1.150	1.000	100.00	0.00	0.00	\$2,600
6: Type 3 Barn	1	T30W	D	1980	1980	45	A	\$18.20	0.85		12' x 14' x 8'	\$1,488	60%	\$600	0%	100%	1.150	1.000	100.00	0.00	0.00	\$700