

General Information

Parcel Number 89-16-17-200-205.001-029
Local Parcel Number 46-17-200-205.010-16

Tax ID: 016-01387-01

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)
School Corp 8385
Neighborhood 164176-016
Section/Plat 4617200
Location Address (1) 561 E TINGLER RD

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

LEHMAN, RICHARD G
561 E TINGLER RD
RICHMOND, IN 47374

Legal

PT NE SEC 17-14-1 4.87A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/12/2018 and 01/01/1900 transactions.

Notes

10/4/2021 Misc: 2022 GENERAL REVALUATION

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, Improvement, Total. Rows show values for years 2022-2025.

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 lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (4.87), Parcel Acreage (4.87), Total Acres Farmland (0.00), and Total Value (\$33,900).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	2023 sqft
<b>Make</b>	

**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
Porch, Open Frame	240	\$12,000
Porch, Open Frame	108	\$6,300
Wood Deck	234	\$5,000
Wood Deck	84	\$2,300

**Plumbing**

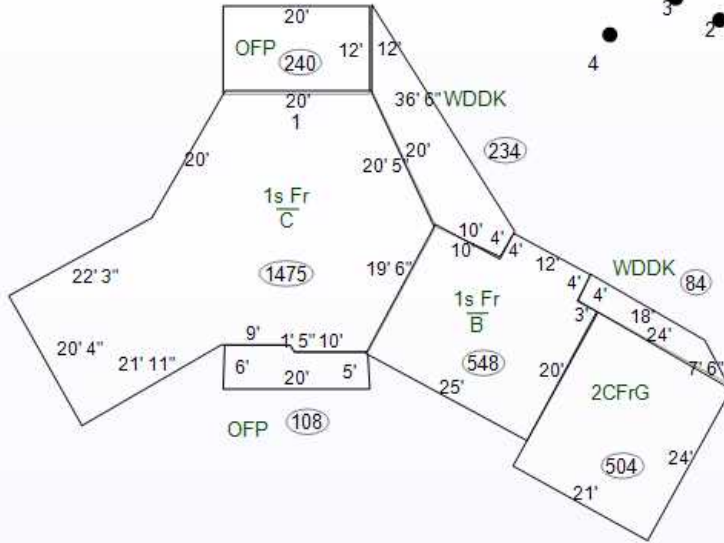
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
240	1	\$12,000
108	1	\$6,300
234	1	\$5,000
84	1	\$2,300
504	1	\$20,100

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2023	2023	\$168,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	548	0	\$25,300	
Crawl	1475	0	\$9,200	
Slab				

<b>Total Base</b>	\$202,600
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Totals</b>	<b>\$202,600</b>

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2023	\$5,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$212,400
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<b>Sub-Total, 1 Units</b>	\$212,400
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Exterior Features (+)	\$25,600	\$238,000
Garages (+) 504 sqft	\$20,100	\$258,100
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$252,293</b>

**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	B-1	1989	1989	36	A		0.85		2,571 sqft	\$252,293	26%	\$186,700	0%	100%	1.150	1.000	100.00	0.00	0.00	\$214,700
2: Detached Garage/Boat H	1	Wood Fr	C	1999	1999	26	A	\$39.83	0.85	\$33.86	30'x24'	\$24,376	24%	\$18,530	0%	100%	1.150	1.000	100.00	0.00	0.00	\$21,300
3: Lean-To	1	Concrete	D	2006	2006	19	A	\$8.80	0.85		8'x20' x 8'	\$957	35%	\$620	0%	100%	1.000	1.000	0.00	0.00	100.00	\$600
4: Utility Shed	1		D	1989	1989	36	A	\$21.43	0.85	\$14.57	10'x16'	\$2,332	65%	\$820	0%	100%	1.150	1.000	100.00	0.00	0.00	\$900