

General Information

Parcel Number 89-17-01-410-107.000-030
Local Parcel Number 49-01-410-107.000-29

Tax ID: 029-07949-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029)
School Corp 8385
Neighborhood 294202-029
Section/Plat 4901410
Location Address (1) 601 TOSCHLOG 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 2028

Ownership

LERNER, MICHAEL G & HEATHER R
601 TOSCHLOG RD
RICHMOND, IN 47374

Legal

SE D FRACT SEC 1-13-2 3.70A SE D FRACT
SEC 1-13-2 4.99A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts (Land, Improvement, Total).

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Topography Rolling

Public Utilities All

Streets or Roads Paved

Neighborhood Life Cycle Stage Static

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Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Agricultural

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

10/8/2019 Misc: 2020 GENERAL REVAL

Land Computations

Table with columns for various land computation metrics and their values, including 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, and Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2760 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**

Plumbing

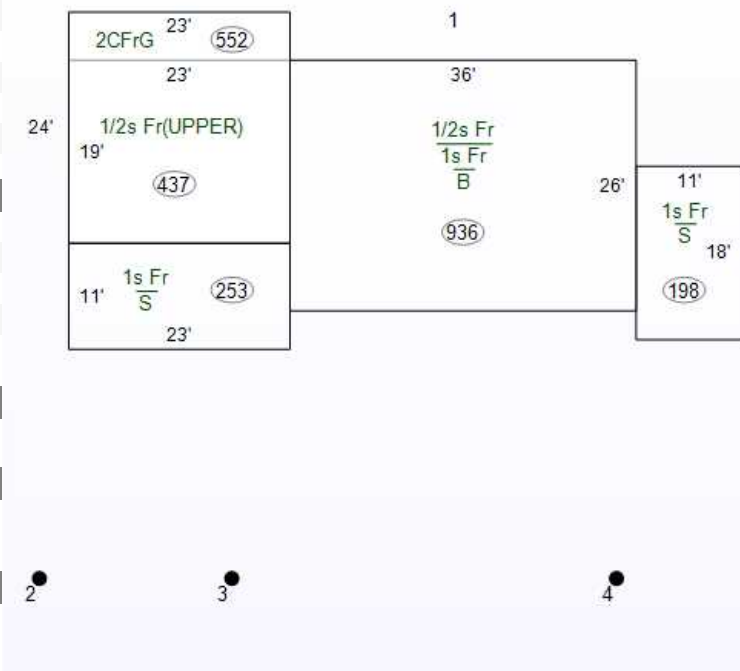
**TF**
Full Bath 1 3
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1387	1387	\$127,900	
2					
3					
4					
1/4					
1/2	1Fr	1373	1373	\$49,500	
3/4					
Attic					
Bsmt		936	0	\$33,100	
Crawl					
Slab		451	0	\$0	
Total Base				\$210,500	

Adjustments 1 Row Type Adj. x 1.00 \$210,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:500	\$9,200
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1387 1/2:1373	\$6,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$232,000

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$232,000
Garages (+) 552 sqft	\$21,400	\$253,400
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
Replacement Cost		\$247,699

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 1/2	Wood Fr	B-1	1939	1939	86	A		0.85		3,696 sqft	\$247,699	40%	\$148,620	0%	100%	1.240	1.000	100.00	0.00	0.00	\$184,300
2: Poultry House	1	Wood Fr	D	1939	1939	86	F	\$24.61	0.85		14'x30'	\$7,029	70%	\$2,110	70%	100%	1.000	1.000	0.00	0.00	100.00	\$600
3: Swimming Pool (R)	1		D	1950	1950	75	F	\$77.24	0.85	\$52.52	20'x40'	\$42,019	85%	\$6,300	0%	100%	1.240	1.000	100.00	0.00	0.00	\$7,800
4: Swimming Pool Enclosure	1		C	1950	1950	75	F	\$19.63	0.85	\$16.69	35'x62'	\$36,215	85%	\$5,430	20%	100%	1.240	1.000	100.00	0.00	0.00	\$5,400