

General Information

Parcel Number 89-17-01-410-108.000-030
Local Parcel Number 49-01-410-108.000-29
Tax ID: 029-12889-00
Routing Number

Ownership

CUSHING, DUSTIN CLAUDE & MARS
603 TOSCHLOG RD
RICHMOND, IN 47374

Legal

PT SE FRACT 1-13-2 1.454A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 10/14/2019 to 01/01/1900.

Notes

9/6/2023 Misc: 2024 GENERAL REVAL

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



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294202-029 WAYNE-294202 (029)
Section/Plat 4901410
Location Address (1) 603 TOSCHLOG RD RICHMOND, IN 47374

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and Total Res (1-3).

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 include lots 9, 91, and 82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.45), Actual Frontage (0), Developer Discount, Parcel Acreage (1.45), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.23), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.22), 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 (\$1,200), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$1,200), CAP 3 Value (\$0), Total Value (\$22,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2720 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
Wood Deck	432	\$7,900
Patio, Concrete	240	\$1,900
Porch, Open Frame	96	\$6,300

Plumbing

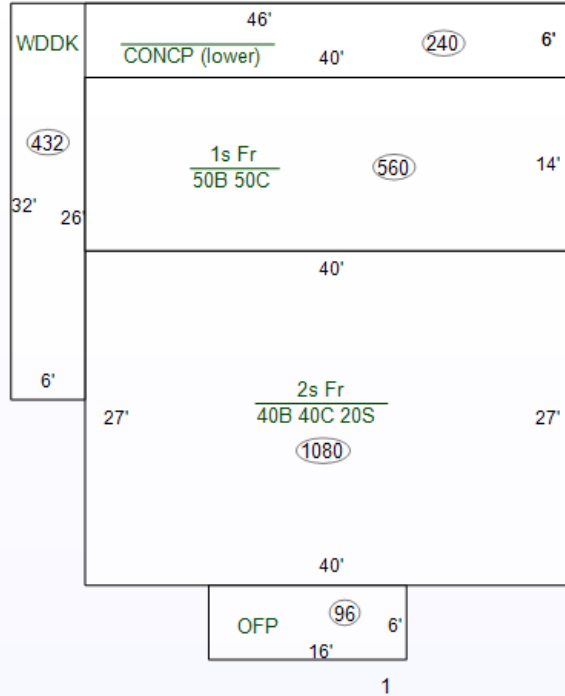
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1640	1640	\$143,900	
2	1Fr	1080	1080	\$54,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		712	0	\$28,600	
Crawl		712	0	\$6,600	
Slab		216	0	\$0	
Total Base					\$233,600

Adjustments 1 Row Type Adj. x 1.00 \$233,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1640 2:1080	\$7,200
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$250,100

Sub-Total, 1 Units

Exterior Features (+)	\$16,100	\$266,200
Garages (+) 0 sqft	\$0	\$266,200
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$248,897

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	1969	1969	56	A		0.85		3,432 sqft	\$248,897	40%	\$149,340	0%	100%	1.240	1.000	100.00	0.00	0.00	\$185,200
2: Detached Garage	1	Pole	C	2020	2020	5	A	\$25.20	0.85	\$21.42	24'x42'	\$24,396	4%	\$23,420	0%	100%	1.240	1.000	100.00	0.00	0.00	\$29,000