

General Information

Parcel Number 89-17-01-430-413.001-029
Local Parcel Number 49-01-430-413.010-16
Tax ID: 016-00095-01
Routing Number

Ownership

GALLAGHER, MICHAEL E & TRACY A
1027 TOSCHLOG RD
RICHMOND, IN 47374

Legal

PT SE SEC 1-13-2 4.028A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 12/19/2016 to 01/01/1900.

Notes

9/6/2023 Misc: 2024 GENERAL REVAL

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 4901430
Location Address (1) 1027 TOSCHLOG RD RICHMOND, IN 47374



Res

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 valuation data for years 2023 and 2024.

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 show land data for lots 9, 91, and 91.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (4.03), Actual Frontage (0), Developer Discount, Parcel Acreage (4.03), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.03), 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 (\$12,100), Supp. Page Land Value, CAP 1 Value (\$18,900), CAP 2 Value (\$12,100), CAP 3 Value (\$0), Total Value (\$31,000).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2228 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	100	\$2,800
Wood Deck	84	\$2,300
Patio, Concrete	128	\$1,000
Wood Deck	140	\$3,700

Plumbing

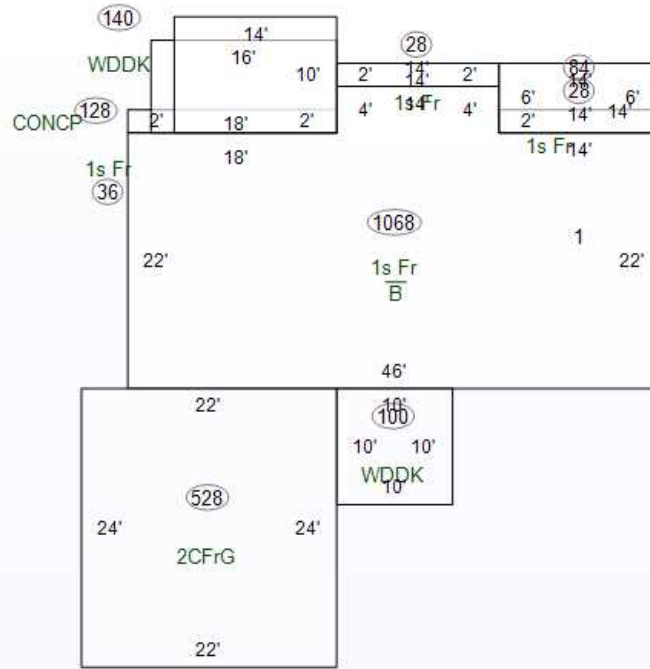
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1160	1160	\$114,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1068	1068	\$77,100	
Crawl				
Slab				

Total Base \$191,700

Adjustments 1 Row Type Adj. x 1.00 \$191,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1160 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$199,900

Sub-Total, 1 Units

Exterior Features (+)	\$9,800	\$209,700
Garages (+) 528 sqft	\$21,400	\$231,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$206,257

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	1991	1991	34	A		0.85		2,228 sqft	\$206,257	26%	\$152,630	0%	100%	1.150	1.000	100.00	0.00	0.00	\$175,500
2: Detached Garage/Boat H	1	Wood Fr	C	1996	1996	29	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	24%	\$18,530	0%	100%	1.150	1.000	100.00	0.00	0.00	\$21,300