

General Information

Parcel Number 89-17-01-430-418.000-029
Local Parcel Number 49-01-430-418.000-16

Tax ID: 016-00221-00

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 164963-016
WAYNE-164963 (016)

Section/Plat 4901430

Location Address (1)
1055 TOSCHLOG RD
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

GIBBS, MICHAEL D & GRETCHEN A
1055 TOSCHLOG RD
RICHMOND, IN 47374

Legal

PT SE SEC 1-13-2 0.27A & 0.19A



Transfer of Ownership

Date 01/01/1900 Owner GIBBS, MICHAEL D & Doc ID Code Book/Page Adj Sale Price V/I

Notes

9/6/2023 Misc: 2024 GENERAL REVAL

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

Table with 7 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)

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with 15 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

Land Computations

Table with 2 columns: Description, Value. Includes rows for 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, Total Value.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3692 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
Patio, Concrete	64	\$600
Wood Deck	64	\$2,300
Patio, Concrete	528	\$3,700

Plumbing

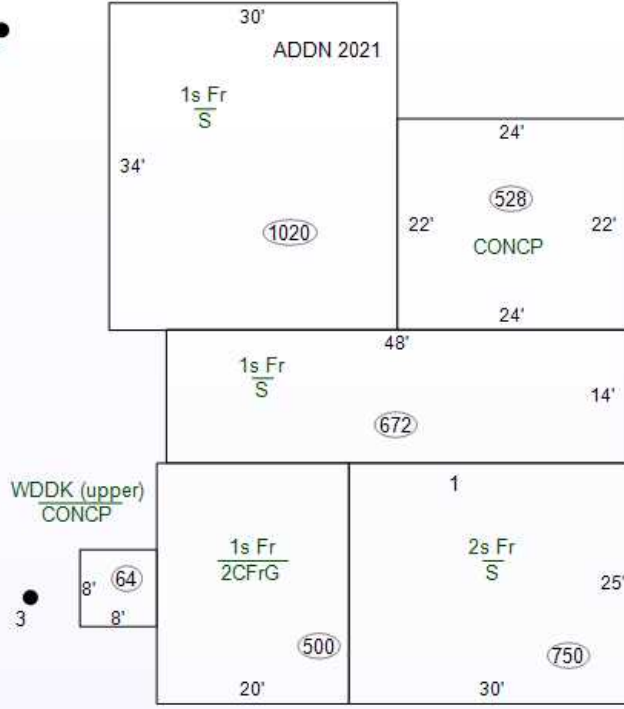
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	8	15

Accommodations

Bedrooms	6
Living Rooms	2
Dining Rooms	2
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2442	2442	\$194,700	
2	1Fr	1250	1250	\$60,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		2442	0	\$0	
				Total Base	\$255,200

Adjustments 1 Row Type Adj. x 1.00 \$255,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:2442 2:1250 \$9,300
No Elec (-)	\$0
Plumbing (+ / -)	15 - 5 = 10 x \$800 \$8,000
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit \$277,200	

Sub-Total, 1 Units

Exterior Features (+)	\$6,600	\$283,800
Garages (+) 500 sqft	\$20,100	\$303,900
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$271,231

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+1	1969	1975	50 A		0.85		3,692 sqft	\$271,231	35%	\$176,300	0%	100%	1.220	1.000	100.00	0.00	0.00	\$215,100
2: Car Shed	1		C	2022	2022	3 A	\$28.61	0.85	\$24.32	18'x28'	\$12,257	10%	\$11,030	0%	100%	1.220	1.000	100.00	0.00	0.00	\$13,500
3: Detached Garage	1	Wood Fr	C	2018	2018	7 A	\$41.81	0.85	\$35.54	24'x24'	\$20,470	6%	\$19,240	0%	100%	1.220	1.000	100.00	0.00	0.00	\$23,500
4: Utility Shed	1	SV	C	2022	2022	3 A		0.85		12'x20'		15%		0%	100%	1.220	1.000	0.00	100.00	0.00	\$0