

89-17-12-210-201.000-029

CREECH, BLAKE R

1213 TOSCHLOG RD

510, 1 Family Dwell - Platted Lot

WAYNE-164963 (016)/1649

1/2

General Information

Parcel Number 89-17-12-210-201.000-029
Local Parcel Number 49-12-210-201.000-16

Tax ID: 016-00152-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

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 4912210

Location Address (1)
1213 TOSCHLOG RD
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

CREECH, BLAKE R
1213 TOSCHLOG RD
RICHMOND, IN 47374

Legal

LOT 1 ARTHUR CURME ADDN



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, Improvement, Total. Rows include 2025, 2024, and 2023 data for various categories.

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. Row shows F, F, 100, 100x264, 1.14, \$222, \$253, \$25,300, 0%, 1.0000, 100.00, 0.00, 0.00, \$25,300.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 04/12/2023 to 05/04/2009.

Notes

9/6/2023 Misc: 2024 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.61), Actual Frontage (100), Developer Discount, Parcel Acreage (0.61), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.61), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$25,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,300).

Data Source External Only

Collector 08/30/2023 js

Appraiser 09/06/2023 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1674 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	300	\$2,200
Patio, Concrete	80	\$600
Canopy, Roof Extension	80	\$1,300
Wood Deck	252	\$5,400

Plumbing

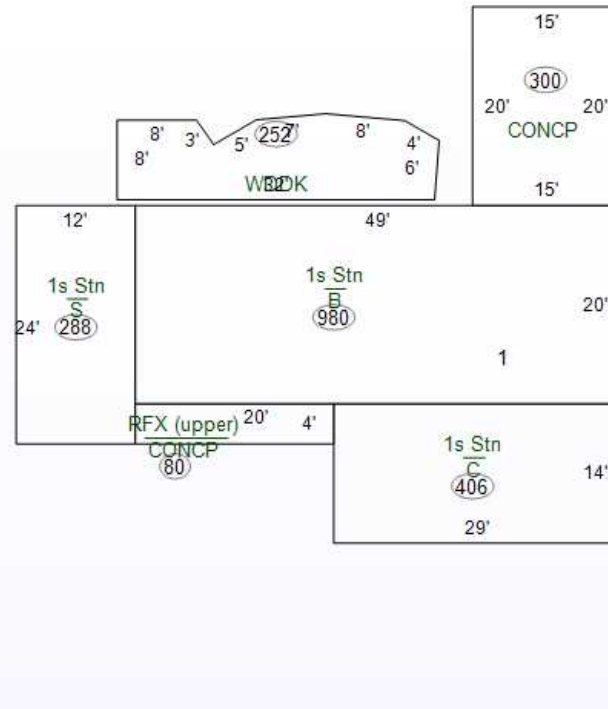
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
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 8	1674	1674	\$160,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	980	0	\$34,100	
Crawl	406	0	\$5,100	
Slab	288	0	\$0	
Total Base			\$199,800	

Adjustments 1 Row Type Adj. x 1.00

Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)		3:176	\$5,100
Loft (+)			\$0
Fireplace (+)		MS:1 MO:1	\$4,500
No Heating (-)			\$0
A/C (+)		1:1674	\$5,200
No Elec (-)			\$0
Plumbing (+ / -)		5 - 5 = 0 x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit \$214,600

Sub-Total, 1 Units

Exterior Features (+)	\$9,500	\$224,100
Garages (+) 0 sqft	\$0	\$224,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$190,485

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	Stone	C	1957	1957	68	A		0.85		2,654 sqft	\$190,485	42%	\$110,480	15%	100%	1.220	1.000	100.00	0.00	0.00	\$114,600
2: Detached Garage/Boat H	1	Wood Fr	C	2014	2014	11	A	\$39.83	0.85	\$33.86	24'x30'	\$24,376	10%	\$21,940	0%	100%	1.220	1.000	100.00	0.00	0.00	\$26,800
3: Lean-to	1	Concrete	C	2014	2014	11	A	\$8.80	0.85		12'x30' x 8'	\$2,693	25%	\$2,020	0%	100%	1.220	1.000	0.00	0.00	100.00	\$2,500