

89-16-28-140-121.000-030

LI, VUY H

1458 SADDLEBROOK DR

510, 1 Family Dwell - Platted Lot

WAYNE-293209 (029)/2932

1/2

General Information

Parcel Number 89-16-28-140-121.000-030
Local Parcel Number 46-28-140-121.000-29

Tax ID: 029-08180-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 293209-029 WAYNE-293209 (029)
Section/Plat 4628140
Location Address (1) 1458 SADDLEBROOK DR RICHMOND, IN 47374

Zoning

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 2030

Ownership

LI, VUY H
1458 SADDLEBROOK DR
RICHMOND, IN 47374

Legal

LOT 23 SADDLEBROOK



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/02/2022 LI, VUY H and 01/01/1900 FLETCHER, RICHA

Notes

10/8/2020 Misc: 2021: GENRAL REVAL, CHANGED DWELLING TO C+1 GRADE & EFF YR 1999.

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

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

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Row for F F 90 90x150 1.06 \$423 \$448 \$40,320 0% 1.0000 100.00 0.00 0.00 \$40,320

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.31), Actual Frontage (90), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$40,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$40,300)

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	2
<b>Style</b>	N/A
<b>Finished Area</b>	2941 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Patio, Concrete	192	\$1,500

**Plumbing**

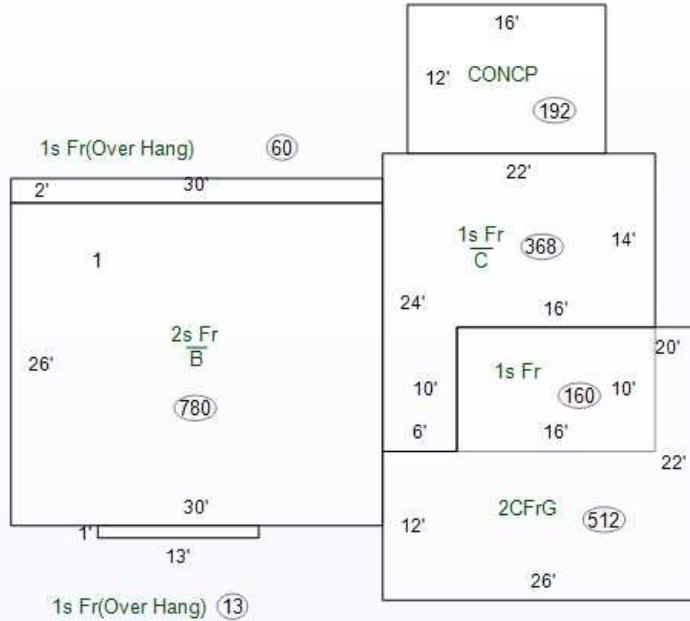
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
Portable Spa	1	\$1,700

**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	1161	1161	\$114,600	
2 1Fr	1000	1000	\$52,000	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	780	780	\$61,700	
Crawl	368	0	\$4,900	
Slab				

**Total Base** \$233,200

**Adjustments 1 Row Type Adj. x 1.00** \$233,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	2:1000 1:1161	\$6,200
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$1,700
Elevator (+)		\$0

**Sub-Total, One Unit** \$249,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,500	\$251,100
Garages (+) 512 sqft	\$20,100	\$271,200
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85

**Replacement Cost** \$253,572

**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	1989	2007	18 G		0.85		2,941 sqft	\$253,572	16%	\$213,000	0%	100%	1.350	1.000	100.00	0.00	0.00	\$287,600