

89-16-31-340-306.000-030

LYBARGER, BLAKE L

5 DEBOLT LN

510, 1 Family Dwell - Platted Lot

WAYNE-294236 (029)/2942

1/2

**General Information**

**Parcel Number**  
89-16-31-340-306.000-030

**Local Parcel Number**  
46-31-340-306.000-29

**Tax ID:**  
029-55096-00

**Routing Number**  
4631340-030

**Ownership**

LYBARGER, BLAKE L  
5 DEBOLT LN  
RICHMOND, IN 47374

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/21/2020	LYBARGER, BLAKE L	2020001374	WD	/	\$114,900	V
12/22/2015	ALLEN, CHRISTINA L	2015010596	WD	/	\$89,900	V
11/26/2013	LIND, NATHAN M	2013010308	WD	/	\$87,900	V
06/06/2011	LANE, JAMES P	2011004082	WD	/	\$85,000	V
08/27/2008	HABER, CHRISTINA	2008007825	WD	/	\$88,900	I
01/01/1900	ESPINOZA, ALFRED	2008007825	WD	/	\$88,900	I

**Notes**

11/2/2021 Misc: 2022 GENERAL REVALUATION  
9/30/2020 Misc: 2021 SALES REVIEW

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

Year: 2025

**Location Information**

**County**  
WAYNE

**Township**  
WAYNE TOWNSHIP

**District 030 (Local 029)**  
RICHMOND CITY -WAYNE TWP

**School Corp 8385**  
RICHMOND COMMUNITY

**Neighborhood 294236-029**  
WAYNE-294236 (029)

**Section/Plat**  
4631340

**Location Address (1)**  
5 DEBOLT LN  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$14,500</b>	<b>Land</b>	<b>\$14,500</b>	<b>\$12,300</b>	<b>\$10,800</b>	<b>\$10,800</b>	<b>\$10,800</b>
\$14,500	Land Res (1)	\$14,500	\$12,300	\$10,800	\$10,800	\$10,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$139,100</b>	<b>Improvement</b>	<b>\$139,100</b>	<b>\$120,300</b>	<b>\$105,500</b>	<b>\$107,700</b>	<b>\$93,500</b>
\$139,100	Imp Res (1)	\$139,100	\$120,300	\$105,500	\$107,700	\$93,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$153,600</b>	<b>Total</b>	<b>\$153,600</b>	<b>\$132,600</b>	<b>\$116,300</b>	<b>\$118,500</b>	<b>\$104,300</b>
\$153,600	Total Res (1)	\$153,600	\$132,600	\$116,300	\$118,500	\$104,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		50	50x140	1.03	\$282	\$290	\$14,500	0%	1.0000	100.00	0.00	0.00	\$14,500

**Zoning**  
ZO01 Residential

**Subdivision**

Lot

**Market Model**  
N/A

**Characteristics**

**Topography** **Flood Hazard**  
High

**Public Utilities** **ERA**  
All

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 05/22/2020 ts

Appraiser 05/22/2020 gc

**Land Computations**

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$14,500
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$14,500</b>

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1 1/2
<b>Style</b>	N/A
<b>Finished Area</b>	1915 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**

Description	Area	Value
Porch, Open Frame	204	\$10,100
Stoop, Masonry	35	\$1,800
Porch, Open Frame	128	\$7,500

**Plumbing**

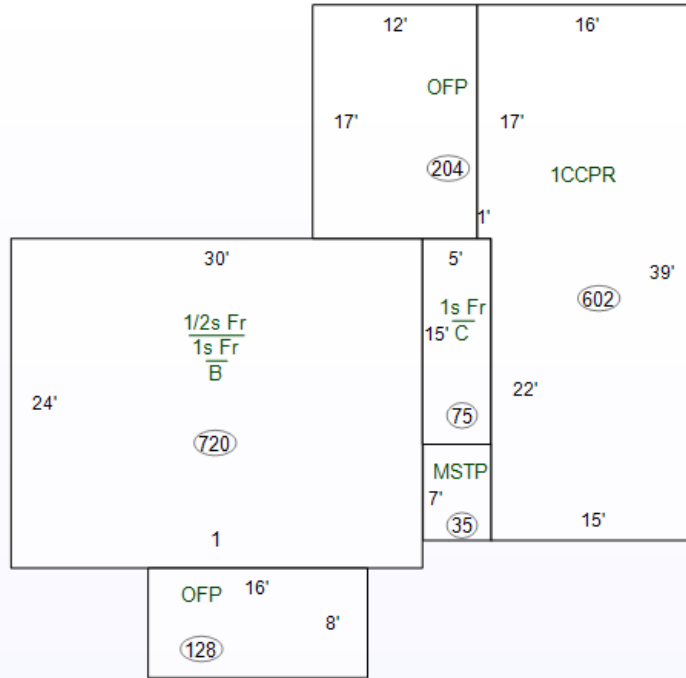
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	795	795	\$88,500	
2					
3					
4					
1/4					
1/2	1Fr	720	720	\$33,900	
3/4					
Attic					
Bsmt		720	400	\$47,600	
Crawl		75	0	\$3,200	
Slab					

**Total Base** \$173,200

**Adjustments** 1 Row Type Adj. x 1.00 \$173,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:795 1/2:720	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$181,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$19,400	\$200,900
Garages (+) 602 sqft	\$11,300	\$212,200
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

**Replacement Cost** \$162,333

**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 1/2	Wood Fr	D+2	1947	1987	38	G		0.85		2,235 sqft	\$162,333	28%	\$116,880	0%	100%	1.190	1.000	100.00	0.00	0.00	\$139,100