

89-18-05-340-407.000-030

SHIRAZI HOLDING LLC

1012 LIBERTY AVE

530, 3 Family Dwell - Platted Lot

WAYNE-295398 (029)/2953

1/2

General Information

Parcel Number 89-18-05-340-407.000-030
Local Parcel Number 50-05-340-407.000-29

Tax ID: 029-30606-00

Routing Number

Property Class 530 RENTAL
3 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 295398-029 WAYNE-295398 (029)

Section/Plat 5005340

Location Address (1) 1012 LIBERTY AVE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Low Flood Hazard ERA

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Ownership

SHIRAZI HOLDING LLC
25331 GALLUP CIR
LAGUNA HILLS, CA 92653

Legal

0.58A N PT LOT 20 P & H

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/02/2023 SHIRAZI HOLDING LL and 01/01/1900 RABE RESIDENTIAL.

Notes

9/7/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), 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 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 columns: Computation Name, Value. Rows include Calculated Acreage (1.01), Actual Frontage (86), Developer Discount, Parcel Acreage (1.01), 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 (1.01), 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 (\$2,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$2,100).

Data Source External Only

Collector 09/05/2023 js

Appraiser 09/07/2023 Nexus

**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>	1932 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, Enclosed Frame	70	\$7,800
Wood Deck	70	\$2,300
Porch, Open Frame	96	\$6,300

**Plumbing**

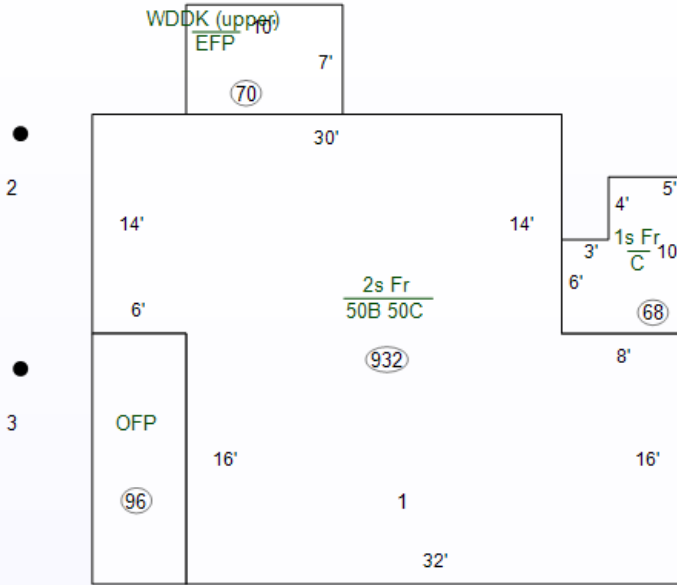
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	2	2
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	10

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	2
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	9

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1000	1000	\$105,300	
2	1Fr	932	932	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		466	0	\$23,400	
Crawl		534	0	\$5,900	
Slab					

**Total Base** \$184,200

**Adjustments** 1 Row Type Adj. x 1.00 \$184,200

Unfin Int (-)		\$0
Ex Liv Units (+)	C:2	\$17,600
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 15 = -5 x \$0	(\$4,000)
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$197,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$16,400	\$214,200
Garages (+) 0 sqft	\$0	\$214,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

**Replacement Cost** \$154,760

**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	D+1	1920	1990	35	A		0.85		2,398 sqft	\$154,760	30%	\$108,330	0%	100%	0.700	1.000	34.00	66.00	0.00	\$75,800
2: Lean-to	1	Earth Flo	D	1920	1920	105	F	\$4.69	0.85		10'x14' x 8'	\$446	70%	\$130	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100
3: Type 2 Barn	1		D	1920	1920	105	F	\$53.58	0.85		16' x 18' x 16'	\$9,099	70%	\$2,730	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,700