

89-18-05-410-128.000-030

OLAYODE, ADEAGBO

GARDEN AVE

500, Vacant - Platted Lot

WAYNE-296356 (029)/2963

1/2

General Information

Parcel Number
89-18-05-410-128.000-030

Local Parcel Number
50-05-410-128.000-29

Tax ID:
029-15081-00

Routing Number

Ownership

OLAYODE, ADEAGBO
3016 W 16TH ST
INDIANAPOLIS, IN 46222

Legal

PT LOT 10 MACKES SUB

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/04/2021	OLAYODE, ADEAGBO	2021010927	QC	/		
05/14/2021	MORRISON, TAYLOR	2021004922	CM	/	\$300	
05/10/2021	BOARD OF COMMISS	2021004677	TS	/		
01/01/1900	GASTON, FREDA		CO	/		

Notes

3/7/2025 Nexus: 2025 GENERAL REVAUATION

8/10/2023 CYCLICAL: 2024 GENERAL REVAL

5/12/2021 Misc: 2021 CORRECTION: PROCESSED FOR THE BOARD OF COMMISSIONERS 05-12-2021

10/1/2019 Misc: 2020 GENERAL REVAL

Property Class 500
Vacant - 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 296356-029
WAYNE-296356 (029)

Section/Plat
5005410

Location Address (1)
GARDEN AVE
RICHMOND, IN 47374

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

2025	2025	2024	2023	2023	2022
WIP	Reason For Change AA	AA	AA	AA	AA
02/19/2025	As Of Date 04/22/2025	04/17/2024	06/27/2023	04/20/2023	04/22/2022
Indiana Cost Mod	Valuation Method Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor 1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required <input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$2,700	Land Land Res (1)	\$2,700 \$0	\$2,300 \$0	\$2,000 \$0	\$2,000 \$0
\$0	Land Non Res (2)	\$2,700	\$2,300	\$2,000	\$2,000
\$2,700	Land Non Res (3)	\$0	\$0	\$0	\$0
\$0	Improvement Imp Res (1)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0
\$2,700	Total Total Res (1)	\$2,700 \$0	\$2,300 \$0	\$2,000 \$0	\$2,000 \$0
\$0	Total Non Res (2)	\$2,700	\$2,300	\$2,000	\$2,000
\$2,700	Total Non Res (3)	\$0	\$0	\$0	\$0

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

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		42	42x96	0.80	\$101	\$81	\$3,402	-20%	1.0000	0.00	100.00	0.00	\$2,720

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source Aerial

Collector 07/03/2023 js

Appraiser 08/10/2023 Nexus

Land Computations

Calculated Acreage	0.09
Actual Frontage	42
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$0
CAP 2 Value	\$2,700
CAP 3 Value	\$0
Total Value	\$2,700

