

89-18-05-430-401.000-030

KT PROPERTY GROUP LLC

804 LIBERTY AVE

447, Office Bldg (1 or 2 Story)

WAYNE COM-294198 (029)/ 1/2

General Information

Parcel Number 89-18-05-430-401.000-030
Local Parcel Number 50-05-430-401.000-29

Tax ID: 029-03500-00

Routing Number

Property Class 447 Office Bldg (1 or 2 Story)

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294198-029 WAYNE COM-294198 (029)
Section/Plat 5005430
Location Address (1) 804 LIBERTY AVE RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 85

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025
Review Group 2028

Ownership

KT PROPERTY GROUP LLC
801 N A ST
RICHMOND, IN 47374

Legal

PT LOT 13 P & H 0.09A & 100 FT ON LIBERTY AVE; 100 FT ON H ST & VAC SO H ST



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

Table with columns for Assessment Year (2025-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Commercial

Notes

7/28/2021 Misc: 2022: CORRECTED LAND
3/25/2020 Misc: 20p21- 2020 Equalization JH/Nexus
12/11/2019 Misc: 10/7/19 - reassessment - changed eff age - RC
8/15/2016 : 2016 INFORMAL REVIEW: APPEAL WITHDRAWN PER TAXPAYER 7/14/16
9/29/2015 : 2016 REASSESSMENT: CORRECT LAND PER FIELD CHECK 9-8-15
10/27/2008 : 2003: MEMO NEIGHBORHOOD ID CHANGED, ENTERED 2/9/2004 FIELD CHECK 3-9-04 NO CHANGE 2006: MEMO FORM 11: TRENDING MEM : MORGAN BUSINESS EQUIPMENT

Land Computations

Table with columns for various land computation metrics like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	Mixed Use Com	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	1: 1(249')
Heating	2730 sqft
A/C	1548 sqft
Sprinkler	

Plumbing RES/CI

	#	TF	#	TF
Full Bath	0	0	0	0
Half Bath	0	0	0	0
Kitchen Sinks	0	0	0	0
Water Heaters	0	0	0	0
Add Fixtures	0	4	4	
Total	0	0	4	4

Roofing

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

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

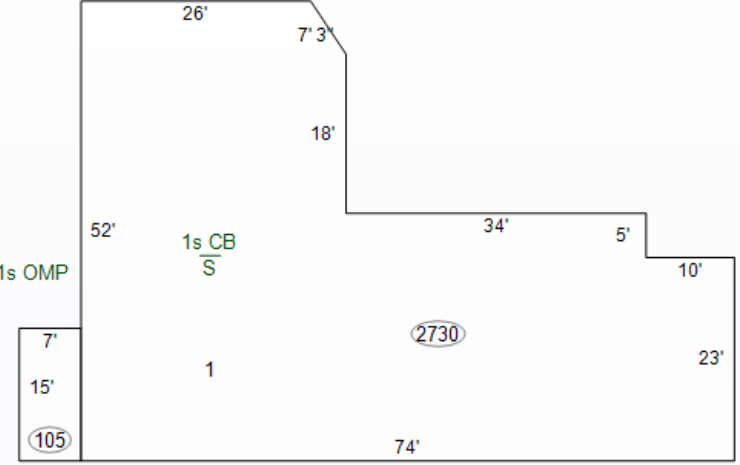
Description	Area	Value
Porch, Open Masonry	105	\$6,700

Special Features

Description	Value

Other Plumbing

Description	Value



Floor/Use Computations

Pricing Key	GCM
Use	UTLSTOR
Use Area	2730 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	249'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	11'
Base Rate	\$88.26
Frame Adj	\$0.00
Wall Height Adj	(\$8.46)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$79.80
BPA Factor	1.00
Sub Total (rate)	\$79.80
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$2.40
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$82.20
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$224,402

Building Computations

Sub-Total (all floors)	\$224,402	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$237,502
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	Repl. Cost New	\$201,877
Exterior Features	\$6,700		

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: Mixed Use Commercial	1	Concrete	C	1959	1982	43	A		0.85		2,730 sqft	\$201,877	80%	\$40,380	0%	100%	1.000	0.850	0.00	0.00	100.00	\$34,300
2: Paving	1	Asphalt	C	1965	1965	60	F	\$2.81	0.85	\$2.39	2,500 sqft	\$5,971	80%	\$1,190	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,200