

General Information

Parcel Number 89-18-08-130-103.000-030
Local Parcel Number 50-08-130-103.000-29

Tax ID: 029-02516-00

Routing Number

Property Class 512
1 Family Dwell - Unplatted (10 to 19

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 295203-029 WAYNE-295203 (029)
Section/Plat 5008130
Location Address (1) 1630 LIBERTY AVE RICHMOND, IN 47374

Zoning ZO01 Residential

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 2028

Ownership

GADDIS, RICHARD C & CHERYL M H MIKE E GADDIS JTWROS 1630 LIBERTY AVE RICHMOND, IN 47374

Legal

PT LOTS 11, 12, 13, 14 & 15 AR 16.385A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include dates 07/12/2017 and 01/01/1900.

Notes

2/13/2024 Misc: 2024 GENERAL REVALUATION
8/6/2021 Misc: 2021: INFORMAL REVIEW
10/15/2019 Misc: 2020 GENERAL REVAL
9/15/2017 Misc: 2018: CHANGE PROPERTY TYPE AND CLASS TO RESIDENTIAL DUE TO BUSINESS CLOSURE PER TAXPAYER BUSINESS FILING 01-29-18

2018: COMBINE 4.9A FROM 029-03854-00 PER AC# 7908 7/12/17, REMOVE GREENHOUSE, CORRECT RES SHED SIZE, AND ADD WALL HGT TO COMMERCIAL BLDG PER F/C AND REDUCE COMM LAND VALUE 11-17-17

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

Table with columns: 2025, 2024, 2023, 2022. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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. Rows include lots 9, 91, and 82.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (16.39), Actual Frontage (0), Developer Discount, Parcel Acreage (16.39), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.60), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (14.79), Total Acres Farmland (0.00), 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 (\$17,400), 91/92 Value (\$36,700), Supp. Page Land Value, CAP 1 Value (\$17,400), CAP 2 Value (\$36,700), CAP 3 Value (\$0), Total Value (\$54,100).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 2296 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Stoop, Masonry	280	\$5,300
Porch, Open Frame	188	\$10,100
Porch, Open Frame	214	\$10,900

**Plumbing**

	#	TF
<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>	4	4
<b>Total</b>	9	14

**Accommodations**

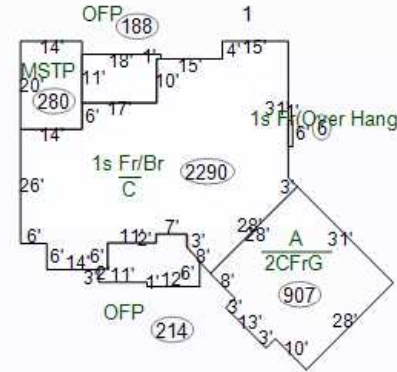
<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air

**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	91A	2296	2296	\$187,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		907	0	\$8,000	
Bsmt					
Crawl		2290	0	\$11,600	
Slab					

**Total Base** \$207,500

**Adjustments 1 Row Type Adj. x 1.00** \$207,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:2 PO:2	\$9,400
No Heating (-)		\$0
A/C (+)	1:2296 A:907	\$7,300
No Elec (-)		\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800	\$7,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$231,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$26,300	\$257,700
Garages (+) 907 sqft	\$33,600	\$291,300
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
<b>Replacement Cost</b>		<b>\$284,746</b>

**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	1/6 Maso	B-1	2013	2013	12	A		0.85		3,203 sqft	\$284,746	10%	\$256,270	0%	100%	1.110	1.000	100.00	0.00	0.00	\$284,500
2: Barn, Pole (T3)	1	T3AW	C	1963	1983	42	A	\$14.15	0.85		50' x 80' x 14'	\$48,100	60%	\$19,240	0%	100%	1.110	1.000	100.00	0.00	0.00	\$21,400
3: Utility Shed	1		D	2014	2014	11	F	\$17.96	0.85	\$12.21	11'x32'	\$4,299	40%	\$2,580	0%	100%	1.110	1.000	0.00	100.00	0.00	\$2,900
4: Utility Shed	1		D	1900	1900	125	F	\$40.09	0.85	\$27.26	14'x40'	\$15,266	70%	\$4,580	0%	100%	1.110	1.000	0.00	100.00	0.00	\$5,100
5: Utility Shed 02	1		D	1900	1900	125	F	\$35.56	0.85	\$24.18	3,210 sqft	\$77,620	70%	\$23,290	75%	100%	1.110	1.000	100.00	0.00	0.00	\$6,500