

89-18-08-140-201.000-030

BLAIR, GREG & ANGIE M

1600 LIBERTY AVE

540, Mobile or Manufactured Home - Pla

WAYNE-295203 (029)/2952

General Information

Parcel Number 89-18-08-140-201.000-030
Local Parcel Number 50-08-140-201.000-29

Tax ID: 029-03854-01

Routing Number

Property Class 540
Mobile or Manufactured Home - Plat

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 5008140
Location Address (1) 1600 LIBERTY AVE RICHMOND, IN 47374

Ownership

BLAIR, GREG & ANGIE M
1600 LIBERTY AVE
RICHMOND, IN 47374

Legal

PT LOTS 14 & 15 AR 3.286A

Transfer of Ownership

Date 01/01/1900 Owner BLAIR, GREG & ANGI Doc ID Code Book/Page Adj Sale Price V/I

Notes

7/28/2023 Misc: 2024 GENERAL REVAL



Res

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

Table with 7 columns: Year, Assessment Year, 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 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 15 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

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 06/16/2023 js

Appraiser 07/28/2023 Nexus

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$25,400

General Information

Occupancy Single-Family
 Description MH W / BASEMENT
 Story Height 1
 Style N/A
 Finished Area 2280 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
Patio, Concrete	100	\$800
Porch, Open Frame	200	\$10,100
Porch, Open Frame	384	\$16,400
Wood Deck	512	\$9,600

Plumbing

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
1200		
2280		
384		
512		
200		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2280	2280	\$183,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2280	0	\$60,300	
Crawl				
Slab				

Total Base \$243,700
Adjustments 1 Row Type Adj. x 1.00 \$243,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2280	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$255,000

Sub-Total, 1 Units

Exterior Features (+)	\$36,900	\$291,900
Garages (+) 1200 sqft	\$43,400	\$335,300
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.85

Replacement Cost \$228,004

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: MH W / BASEMENT	1	Wood Fr	D	2005	2005	20	A		0.85		4,560 sqft	\$228,004	25%	\$171,000	0%	100%	1.110	1.000	100.00	0.00	0.00	\$189,800
2: Barn, Pole (T3)	1	T3AW	C	2018	2018	7	A	\$14.98	0.85		50' x 64' x 12'	\$39,877	20%	\$31,900	0%	100%	1.110	1.000	100.00	0.00	0.00	\$35,400
3: Barn, Pole (T3) 02	1	T30W	D	2014	2014	11	A	\$16.18	0.85		17' x 20' x 6'	\$2,560	25%	\$1,920	0%	100%	1.110	1.000	100.00	0.00	0.00	\$2,100
4: Pool, Above Ground (circu	1	SV	E	2014	2014	11	A		0.85		24' Circ		85%		0%	100%	1.110	1.000	100.00	0.00	0.00	\$0