

General Information

Parcel Number 89-16-08-300-308.000-029
Local Parcel Number 46-08-300-308.000-16

Tax ID: 016-00778-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164179-016 WAYNE-164179 (016)
Section/Plat 4608300
Location Address (1) 424 CHESTER DR RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Sewer, Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

FRADENBURG, DAVID S & CHERYL
424 CHESTER DR
RICHMOND, IN 47374

Legal

LOT 26 WESTCHESTER ADDN

Transfer of Ownership

Date 01/01/1900 Owner FRADENBURG, DAVI
Doc ID Code Book/Page Adj Sale Price V/I CO /

Notes

10/25/2021 Misc: 2022 GENERAL REVALUATION
10/11/2019 Misc: 2020: REMOVE WDP & ADD CONC. ADJUST OFF AND CANOPY DIMENSIONS. REMOVE REC ROOM FINISH 10-11-19



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 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage (0.72), Actual Frontage (169), Developer Discount, Parcel Acreage (0.72), 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 (0.72), 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 (\$24,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,300)

Data Source Aerial

Collector 08/24/2021 jf

Appraiser 10/25/2021 df

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1500 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
Canopy, Shed Type	100	\$900
Porch, Open Frame	140	\$8,300
Patio, Concrete	280	\$2,000
Patio, Concrete	216	\$1,700

Plumbing

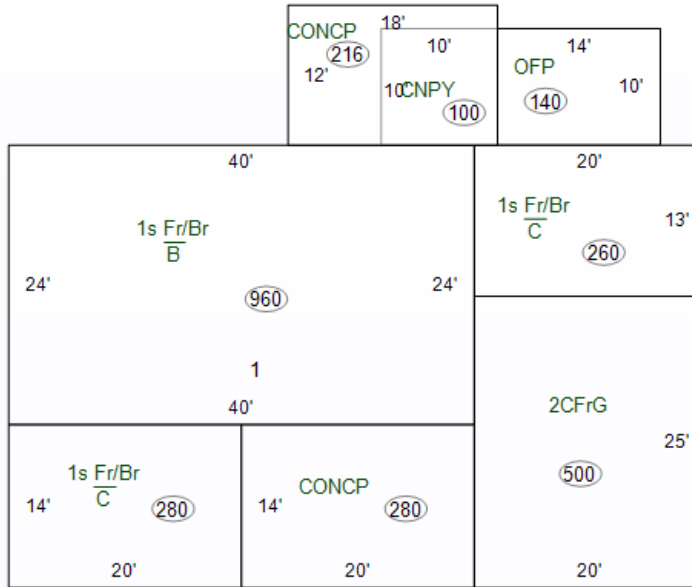
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1500	1500	\$136,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	960	0	\$33,600	
Crawl	540	0	\$6,000	
Slab				

Total Base \$176,400

Adjustments 1 Row Type Adj. x 1.00 \$176,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1500	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$188,100

Sub-Total, 1 Units

Exterior Features (+)	\$12,900	\$201,000
Garages (+) 500 sqft	\$20,100	\$221,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$197,332

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	C+1	1963	1963	62	A		0.85		2,460 sqft	\$197,332	42%	\$114,450	0%	100%	1.180	1.000	100.00	0.00	0.00	\$135,100