

General Information	
Parcel Number	89-16-08-400-405.000-029
Local Parcel Number	46-08-400-405.000-16
Tax ID:	016-01933-00
Routing Number	

Ownership	
DAY, CARLA	421 CHESTER DR RICHMOND, IN 47374
Legal	
LOT 5 WESTCHESTER ADDN	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
09/16/2015	DAY, CARLA	2015007710	WD	/	\$113,500	V	
08/27/2014	JENNINGS, JERRY	2014006149	SW	/	\$40,500	I	
12/31/2013	SECRETARY OF HOU	2013011333	LW	/	\$44,020	I	
12/31/2013	WELLS FARGO BANK	2013011331	SH	/	\$44,020	I	
06/22/2009	JERAME S ZUVER		CO	/	\$105,000	V	
06/22/2009	ZUVER, JERAME S	2009005965	WD	/	\$105,000	V	

Notes	
10/25/2021 Misc:	2022 GENERAL REVALUATION

Property Class 510  
1 Family Dwell - Platted Lot



Res

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	4608400
Location Address (1)	421 CHESTER DR RICHMOND, IN 47374

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$19,900</b>	<b>Land</b>	<b>\$19,900</b>	<b>\$16,900</b>	<b>\$14,800</b>	<b>\$14,800</b>	<b>\$14,800</b>
\$19,900	Land Res (1)	\$19,900	\$16,900	\$14,800	\$14,800	\$14,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$128,700</b>	<b>Improvement</b>	<b>\$128,700</b>	<b>\$109,500</b>	<b>\$95,800</b>	<b>\$102,200</b>	<b>\$91,300</b>
\$128,700	Imp Res (1)	\$128,700	\$109,500	\$95,800	\$102,200	\$91,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$148,600</b>	<b>Total</b>	<b>\$148,600</b>	<b>\$126,400</b>	<b>\$110,600</b>	<b>\$117,000</b>	<b>\$106,100</b>
\$148,600	Total Res (1)	\$148,600	\$126,400	\$110,600	\$117,000	\$106,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')														
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		131	131x226	1.03	\$148	\$152	\$19,912	0%	1.0000	100.00	0.00	0.00	\$19,910

Zoning	
Subdivision	
Lot	
Market Model	N/A

Characteristics	
Topography	Flood Hazard
Rolling	<input type="checkbox"/>
Public Utilities	ERA
Water, Sewer, Electricity	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 08/24/2021 jf

Appraiser 10/25/2021 df

Land Computations	
Calculated Acreage	0.68
Actual Frontage	131
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.68
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	0.68
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	\$19,900
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$19,900</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1920 sqft  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

**Exterior Features**

Description	Area	Value
Patio, Concrete	300	\$2,200

**Plumbing**

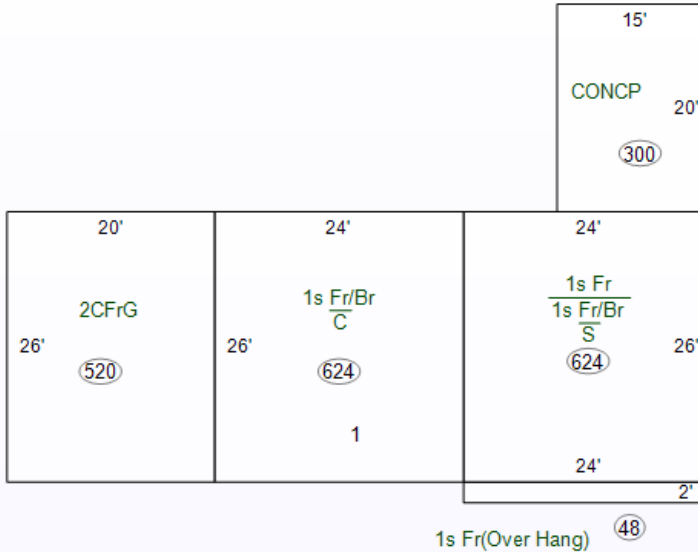
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 92	1248	1248	\$125,200	
2 1Fr	672	672	\$41,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	624	0	\$6,400	
Slab	624	0	\$0	
<b>Total Base</b>			\$173,300	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$173,300
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	2:672 1:1248 \$5,700
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	\$181,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,200	\$183,600
Garages (+) 520 sqft	\$20,100	\$203,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
<b>Replacement Cost</b>		\$181,802

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2	1/6 Maso	C+1	1962	1972	53	A			0.85		1,920 sqft	\$181,802	40%	\$109,080	0%	100%	1.180	1.000	100.00	0.00	0.00	\$128,700