

89-16-16-100-102.000-029

MORGAN, ANN LOUISE

1559 CHESTER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-164176 (016)/1641

1/2

General Information

Parcel Number 89-16-16-100-102.000-029
Local Parcel Number 46-16-100-102.000-16

Tax ID: 016-01408-00

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164176-016 WAYNE-164176 (016)
Section/Plat 4616100
Location Address (1) 1559 CHESTER RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Printed Tuesday, April 29, 2025
Review Group 2030

Ownership

MORGAN, ANN LOUISE
1559 CHESTER RD
RICHMOND, IN 47374

Legal

70 X 563 FT PT NW SEC 16-14-1

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/11/2018 and 01/01/1900 transactions.

Notes

11/9/2020 Misc: 2021 GENERAL REVAL-



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, and Total.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.91), Actual Frontage (0), Developer Discount, Parcel Acreage (0.91), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.05), 83 UT Towers NV (0.00), 9 Homesite (0.86), 91/92 Acres (0.00), 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 (\$18,200), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$18,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$18,200).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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 9 and 82.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1167 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	30	\$400
Canopy, Roof Extension	30	\$800

Plumbing

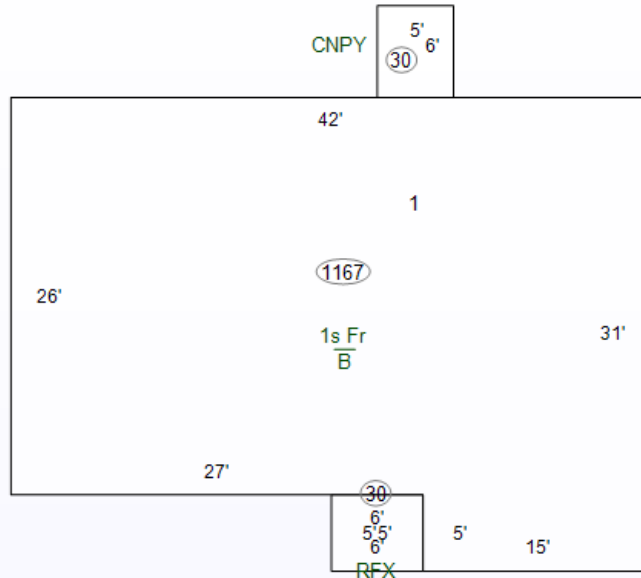
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1167	1167	\$116,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1167	0	\$38,600	
Crawl				
Slab				

Total Base	\$154,800
Adjustments	1 Row Type Adj. x 1.00
	\$154,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1167 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$159,000
Sub-Total, 1 Units	
Exterior Features (+)	\$1,200 \$160,200
Garages (+) 0 sqft	\$0 \$160,200
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.85
Replacement Cost	\$129,362

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	Wood Fr	C-1	1958	1958	67 A		0.85		2,334 sqft	\$129,362	42%	\$75,030	0%	100%	1.150	1.000	100.00	0.00	0.00	\$86,300
2: Detached Garage/Boat H	1	Wood Fr	C	1958	1958	67 A	\$44.13	0.85	\$37.51	22'x23'	\$18,980	42%	\$11,010	0%	100%	1.150	1.000	100.00	0.00	0.00	\$12,700