

89-16-28-110-115.000-030

COFFEY, ANGELA L

1809 CHESTER BLVD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/2

General Information

Parcel Number 89-16-28-110-115.000-030
Local Parcel Number 46-28-110-115.000-29

Ownership

COFFEY, ANGELA L
1809 CHESTER BLVD
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 08/02/2022 and 01/01/1900.

Notes

11/10/2020 Misc: 2021 GENERAL REVAL

Tax ID: 029-30079-00

Legal

PT NW SEC 28-14-1 0.297A

Routing Number

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



Res

Year: 2025

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, Total, and various Res (1, 2, 3) categories.

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294202-029 WAYNE-294202 (029)
Section/Plat 4628110
Location Address (1) 1809 CHESTER BLVD RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.30), Actual Frontage (0), Developer Discount, Parcel Acreage (0.30), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.30), 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 (\$11,500), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,500).

Zoning ZO01 Residential

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. Row 1: 9, A, 0, 0.297000, 1.85, \$20,900, \$38,665, \$11,484, 0%, 1.0000, 100.00, 0.00, 0.00, \$11,480.

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 10/01/2020 ts

Appraiser 11/10/2020 gw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1452 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Masonry	192	\$10,500

Plumbing

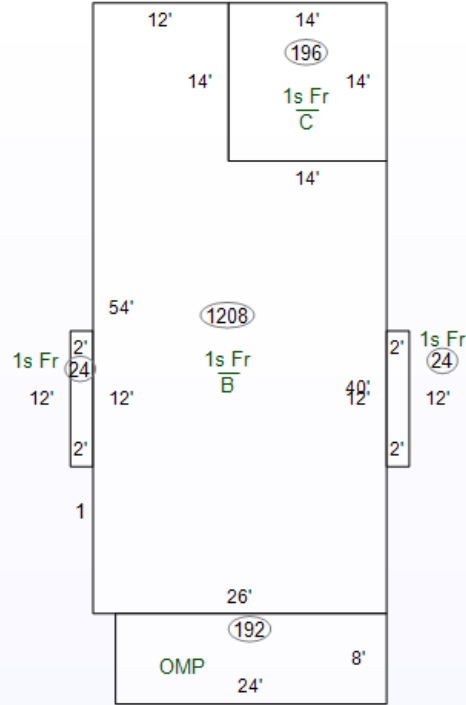
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1452	1452	\$131,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1208	0	\$39,200	
Crawl	196	0	\$3,800	
Slab				

Total Base \$174,800

Adjustments 1 Row Type Adj. x 1.00 \$174,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1452 \$4,800
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$185,700

Sub-Total, 1 Units

Exterior Features (+)	\$10,500	\$196,200
Garages (+) 0 sqft	\$0	\$196,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$166,770

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	1937	1987	38 G		0.85		2,660 sqft	\$166,770	26%	\$123,410	0%	100%	1.240	1.150	100.00	0.00	0.00	\$176,000