

89-16-28-110-142.000-030

THREE DOGS LLC

1727 CHESTER BLVD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294217 (029)/2942

1/2

General Information

Parcel Number 89-16-28-110-142.000-030
Local Parcel Number 46-28-110-142.000-29

Tax ID: 029-15558-00

Routing Number

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

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294217-029 WAYNE-294217 (029)
Section/Plat 4628110
Location Address (1) 1727 CHESTER BLVD RICHMOND, IN 47374

Ownership

THREE DOGS LLC
1319 HICKORY LN
RICHMOND, IN 47374

Legal

PT NW SEC 28-14-1 0.50A NW SEC 28-14-1
0.005A EX 0.111A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 11/16/2022 and 01/01/1900.

Notes

11/10/2020 Misc: 2021 GENERAL REVAL



Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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.

Zoning

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

Land Computations

Table with columns: Land Computations, Value. Rows include 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 \$28,100.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2170 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
Wood Deck	320	\$6,700
Porch, Enclosed Frame	176	\$12,800
Porch, Open Masonry	216	\$11,300

Plumbing

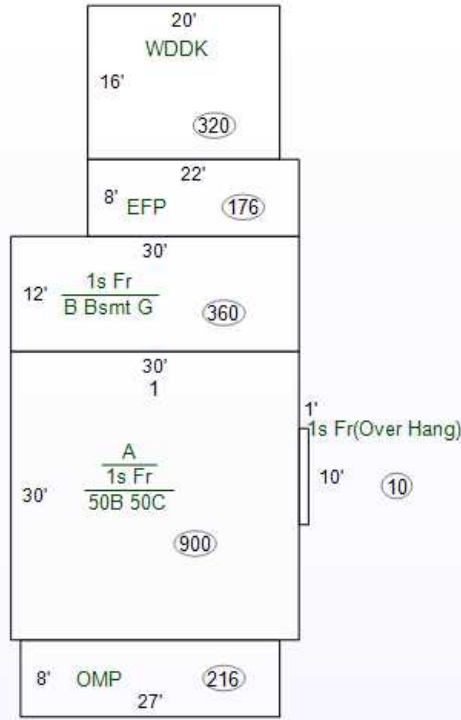
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1270	1270	\$122,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	900	900	\$21,000	
Bsmt	810	0	\$30,600	
Crawl	450	0	\$5,400	
Slab				

Total Base \$179,700

Adjustments 1 Row Type Adj. x 1.00 \$179,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1270 A:900	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$184,900

Sub-Total, 1 Units

Exterior Features (+)	\$30,800	\$215,700
Garages (+) 360 sqft	\$4,500	\$220,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$159,095

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	1	Wood Fr	D+1	1937	1937	88	A			0.85		2,980 sqft	\$159,095	50%	\$79,550	10%	100%	1.250	1.000	100.00	0.00	0.00	\$89,500