

89-16-28-310-104.000-031

SHEPHERD, LINDA

1525 CHESTER BLVD

510, 1 Family Dwell - Platted Lot

WAYNE-304405 (030)/3044

1/2

General Information

Parcel Number 89-16-28-310-104.000-031
Local Parcel Number 46-28-310-104.000-30

Tax ID: 030-00156-00

Routing Number

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 031 (Local 030) SPRING GROVE TOWN

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 304405-030 WAYNE-304405 (030)

Section/Plat 4628310

Location Address (1) 1525 CHESTER BLVD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

SHEPHERD, LINDA
C/O GUNTIS E & AMY J ATKINS
1523 CHESTER BLVD
RICHMOND, IN 47374

Legal

N 1/2 LOT 17 BULLA SUB EXC 180 FT OFF E END
EX 1618 SQ FT (CONTRACT: GUNTIS E & AMY J
ATKINS 10-8-20 2020008287)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 10/08/2020 to 01/01/1900.

Notes

11/10/2020 Misc: 2021 GENERAL REVAL & SALES REVIEW

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 valuation data for years 2022-2025.

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. Row shows data for F, F, 91, 91x345, 1.27, \$242, \$307, \$27,937, 0%, 1.0000, 100.00, 0.00, 0.00, \$27,940.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.72), Actual Frontage (91), 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 (\$27,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$27,900).

Data Source External Only

Collector 10/01/2020 ts

Appraiser 11/10/2020 gw

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1280 sqft
<b>Make</b>	

**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 Frame	52	\$4,300
Wood Deck	80	\$2,300

**Plumbing**

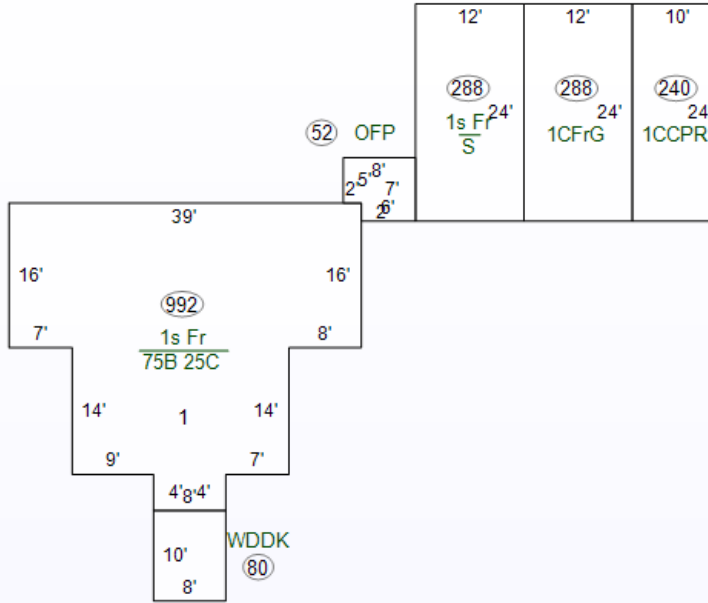
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	4	6

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1280	1280	\$122,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		744	0	\$29,600	
Crawl		248	0	\$4,200	
Slab		288	0	\$0	
<b>Total Base</b>					\$156,500

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$156,500
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1280 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$166,200
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$6,600 \$172,800
Garages (+) 528 sqft	\$20,400 \$193,200
Quality and Design Factor (Grade)	0.80
Location Multiplier	0.85
<b>Replacement Cost</b>	\$131,376

**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	1950	1950	75	F		0.85			2,024 sqft	\$131,376	65%	\$45,980	65%	100%	1.140	1.000	100.00	0.00	0.00	\$18,300