

89-16-29-240-211.000-030

WESLER, SCOTT W

1618 CHESTER BLVD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/2

General Information

Parcel Number 89-16-29-240-211.000-030
Local Parcel Number 46-29-240-211.000-29

Ownership

WESLER, SCOTT W
4624 US HWY 27 N
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 10/08/2024 and 01/01/1900.

Notes

10/18/2021 Misc: 2022: GENERAL REVALUATION

Tax ID: 029-03785-00
Routing Number 4629240-005
Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Legal

4 1/3 RDS X 200 FT NE PT SEC 29-14-1 WEST 0.245A



Res

Year: 2025

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 4629240
Location Address (1) 1618 CHESTER BLVD RICHMOND, IN 47374

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

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

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.

Zoning
Subdivision
Lot
Market Model N/A

Characteristics

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

Land Computations

Table with columns: Description, 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 \$10,200.

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1350 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
Patio, Concrete	141	\$1,200

**Plumbing**

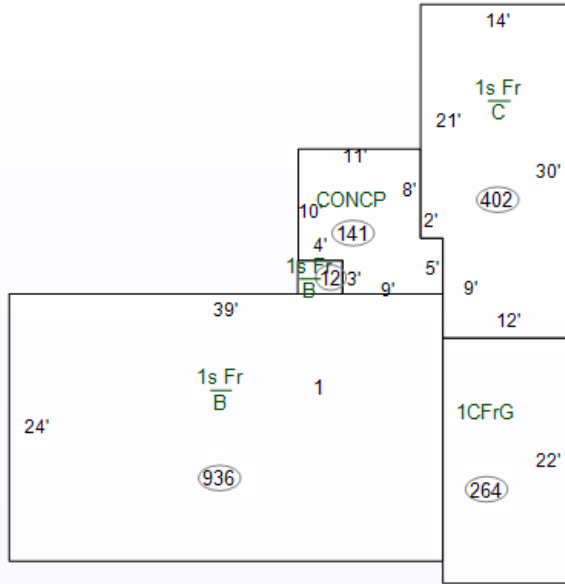
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**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



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1350	1350	\$126,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		948	0	\$33,600	
Crawl		402	0	\$5,100	
Slab					

**Total Base** \$165,400

**Adjustments** 1 Row Type Adj. x 1.00 \$165,400

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

**Sub-Total, One Unit** \$169,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,200	\$171,100
Garages (+) 264 sqft	\$12,800	\$183,900
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

**Replacement Cost** \$148,499

**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	C-1	1950	1950	75	A			0.85		2,298 sqft	\$148,499	45%	\$81,670	0%	100%	1.240	1.000	100.00	0.00	0.00	\$101,300
2: Detached Garage/Boat H	1	Wood Fr	C	1990	1990	35	A		\$51.44	0.85	\$43.72	16'x22'	\$15,391	26%	\$11,390	0%	100%	1.240	1.000	100.00	0.00	0.00	\$14,100