

89-16-29-240-212.000-030

WESLER, SCOTT W

1616 CHESTER BLVD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/2

General Information

Parcel Number 89-16-29-240-212.000-030
Local Parcel Number 46-29-240-212.000-29

Tax ID: 029-03787-00

Routing Number 4629240-004

Property Class 511
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 294202-029
WAYNE-294202 (029)

Section/Plat 4629240

Location Address (1)
1616 CHESTER BLVD
RICHMOND, IN 47374

Zoning

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

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

Legal

PT NE SEC 29-14-1 1.419A PT NE SEC 29-14-1 1.174A



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, and V/I.

Notes

10/18/2021 Misc: 2022: GENERAL REVALUATION
8/10/2021 Misc: REASSESSMENT-changed cond, removed det garage, leanto-RC

Land Computations

Table with columns for various land computation metrics such as 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, and Total Value.

Data Source External Only

Collector 07/28/2021 rc

Appraiser 07/28/2021 rc

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 3/4
Style	N/A
Finished Area	1322 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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, Enclosed Masonry	160	\$12,700
Porch, Enclosed Frame	48	\$6,300

Plumbing

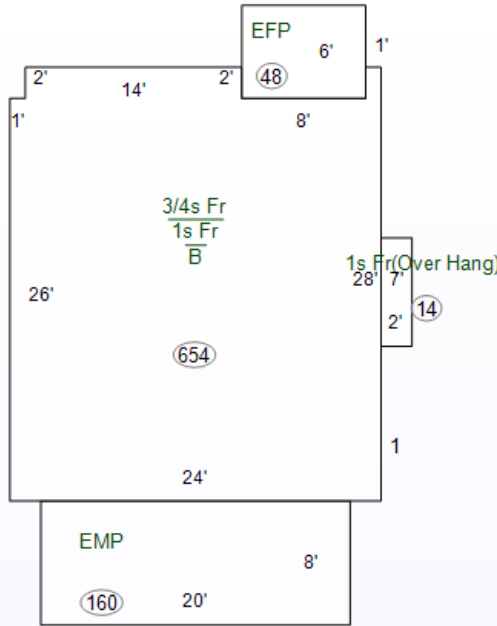
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	668	668	\$78,600	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	654	654	\$36,200	
Attic					
Bsmt		654	0	\$27,600	
Crawl					
Slab					

Total Base \$142,400
Adjustments 1 Row Type Adj. x 1.00 \$142,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
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 \$142,400

Sub-Total, 1 Units

Exterior Features (+)	\$19,000	\$161,400
Garages (+) 0 sqft	\$0	\$161,400
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$123,471

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 3/4	Wood Fr	D+2	1923	1923	102	F		0.85		1,976 sqft	\$123,471	65%	\$43,210	0%	100%	1.240	1.000	100.00	0.00	0.00	\$53,600
2: Detached Garage/Boat H	1	Wood Fr	D	1923	1923	102	F	\$55.64	0.85	\$37.84	16'x20'	\$12,107	65%	\$4,240	0%	100%	1.240	1.000	100.00	0.00	0.00	\$5,300