

89-16-29-240-214.000-030

WHEELER, STEPHEN A & LISA

1530 CHESTER BLVD

521, 2 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/4

General Information

Parcel Number 89-16-29-240-214.000-030
Local Parcel Number 46-29-240-214.000-29

Tax ID: 029-46351-00

Routing Number 4629240-001

Property Class 521 RENTAL
2 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) 1530 CHESTER BLVD RICHMOND, IN 47374

Ownership

WHEELER, STEPHEN A & LISA M L
1530 CHESTER BLVD
RICHMOND, IN 47374

Legal

PT NE 29-14-1 1.146A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 04/07/2022 WHEELER, STEPHEN and 01/01/1900 STOLLE, MARK A & C.

Notes

10/19/2021 Misc: 2022: GENERAL REVALUATION
8/10/2021 Misc: REASSESSMENT-changed cond of det garage-RC

Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show data 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. Rows show data for land type 9.

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

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source External Only

Collector 07/28/2021 rc

Appraiser 07/28/2021 rc

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.15), Actual Frontage (0), Developer Discount, Parcel Acreage (1.15), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.15), 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 (\$28,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$7,500), CAP 3 Value (\$0), Total Value (\$28,400).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3136 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
Porch, Open Masonry	438	\$18,000
Stoop, Masonry	40	\$2,300
Patio, Concrete	180	\$1,300

Plumbing

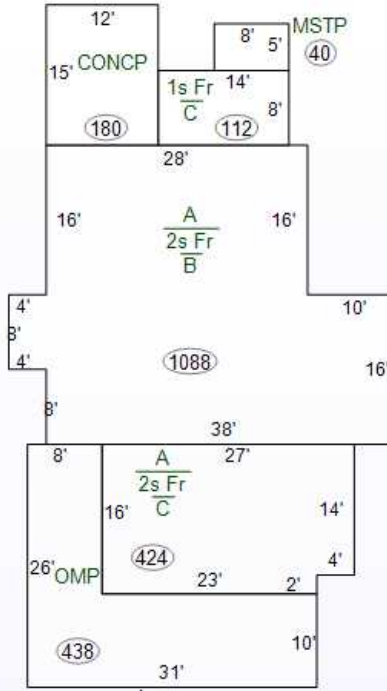
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1624	1624	\$142,100	
2 1Fr	1512	1512	\$69,000	
3				
4				
1/4				
1/2				
3/4				
Attic	1512	0	\$10,400	
Bsmt	1088	0	\$36,900	
Crawl	536	0	\$5,900	
Slab				

Adjustments	1 Row Type Adj. x 1.00	Total Base	\$264,300
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 (+ / -)	7 - 5 = 2 x \$800		\$1,600
Spec Plumb (+)			\$0
Elevator (+)			\$0

Sub-Total, One Unit	\$270,400
Sub-Total, 1 Units	
Exterior Features (+)	\$21,600
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	1.15
Location Multiplier	0.85
Replacement Cost	\$285,430

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	2	Wood Fr	B-1	1900	1900	125	P		0.85		5,736 sqft	\$285,430	50%	\$142,720	0%	100%	1.240	1.000	100.00	0.00	0.00	\$177,000
2: Detached Garage/Boat H	1	Wood Fr	D	1959	1959	66	F	\$37.41	0.85	\$25.44	26'x31'	\$20,504	60%	\$8,200	0%	100%	1.240	1.000	100.00	0.00	0.00	\$10,200
3: Type 2 Barn	1		C	1900	1900	125	P	\$40.86	0.85		26' x 36' x 16'	\$32,508	80%	\$6,500	50%	100%	1.000	1.000	0.00	0.00	100.00	\$3,300
4: Utility Shed	1		C	1900	1900	125	P	\$20.44	0.85	\$17.37	12'x16'	\$3,336	80%	\$670	0%	100%	1.240	1.000	100.00	0.00	0.00	\$800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 960 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	128	\$3,300

Plumbing

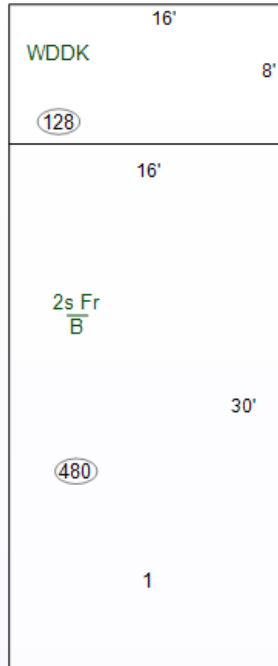
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	480	480	\$62,000	
2	1Fr	480	480	\$33,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		480	0	\$23,400	
Crawl					
Slab					

Total Base \$118,900
Adjustments 1 Row Type Adj. x 1.00 \$118,900

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 \$118,900

Sub-Total, 1 Units

Exterior Features (+)	\$3,300	\$122,200
Garages (+) 0 sqft	\$0	\$122,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$103,870

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	2	Wood Fr	C	1900	1900	125 VP		0.85		1,440 sqft	\$103,870	95%	\$5,190	0%	100%	1.240	1.000	100.00	0.00	0.00	\$6,400

