

89-16-33-130-307.000-030

WITHERBY, ANGELA J & JAMES

833 CHESTER BLVD

447, Office Bldg (1 or 2 Story)

WAYNE COM-294608 (029)/

1/2

General Information

Parcel Number 89-16-33-130-307.000-030
Local Parcel Number 46-33-130-307.000-29

Tax ID: 029-99852-00

Routing Number

Property Class 447 Office Bldg (1 or 2 Story)

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029) RICHMOND CITY -WAYNE TWP

School Corp 8385 RICHMOND COMMUNITY

Neighborhood 294608-029 WAYNE COM-294608 (029)

Section/Plat 4633130

Location Address (1) 833 CHESTER BLVD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model COMM/IND MARKET 95

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2029

Ownership

WITHERBY, ANGELA J & JAMES M 3287 PLEASANT VIEW RD RICHMOND, IN 47374

Legal

LOTS 11 & 12 H M

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 04/23/2008 and 01/01/1900.



Commercial

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total.

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.

Notes

12/20/2024 CYCLICAL: 25P26- CYCLICAL REASSESSMENT N/C JH/NEXUS
3/25/2020 Misc: 20p21- 2020 Equalization JH/Nexus
7/6/2016 Misc: 2017 GENERAL REVAL PHASE 3 State Farm

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.

Data Source N/A

Collector 12/20/2024 jh

Appraiser 12/13/2024 jh

**General Information**

<b>Occupancy</b>	C/I Building	<b>Pre. Use</b>	General Office
<b>Description</b>	Mixed Use Com	<b>Pre. Framing</b>	Wood Joist
<b>Story Height</b>	1	<b>Pre. Finish</b>	Finished Divided
<b>Type</b>	N/A	<b># of Units</b>	0

<b>SB</b>	<b>B</b>	<b>1</b>	<b>U</b>
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<b>Wall Type</b>	1: 1(204')
<b>Heating</b>	2520 sqft
<b>A/C</b>	2520 sqft
<b>Sprinkler</b>	

**Plumbing RES/CI**

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

**Roofing**

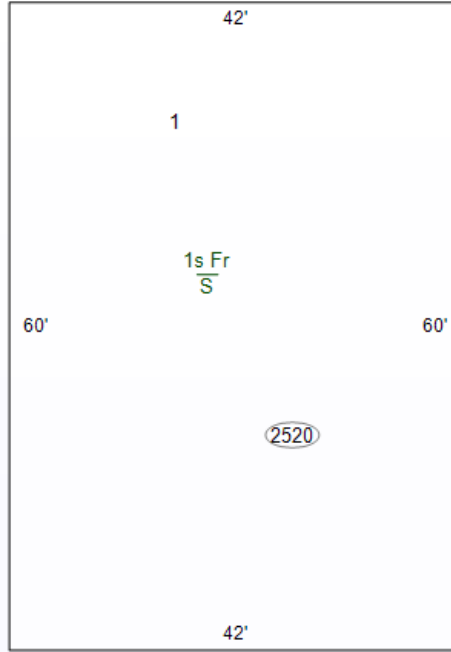
<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

**GCK Adjustments**

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

**Exterior Features**

Description	Area	Value
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**Floor/Use Computations**

<b>Pricing Key</b>	GCR
<b>Use</b>	GENOFF
<b>Use Area</b>	2520 sqft
<b>Area Not in Use</b>	0 sqft
<b>Use %</b>	100.0%
<b>Eff Perimeter</b>	204'
<b>PAR</b>	8
<b># of Units / AC</b>	0 / N
<b>Avg Unit sz dpth</b>	

<b>Floor</b>	1
<b>Wall Height</b>	10'

<b>Base Rate</b>	<b>\$123.10</b>
<b>Frame Adj</b>	\$0.00
<b>Wall Height Adj</b>	\$0.00
<b>Dock Floor</b>	\$0.00
<b>Roof Deck</b>	\$0.00

<b>Adj Base Rate</b>	<b>\$123.10</b>
<b>BPA Factor</b>	1.00
<b>Sub Total (rate)</b>	<b>\$123.10</b>

<b>Interior Finish</b>	\$0.00
<b>Partitions</b>	\$0.00
<b>Heating</b>	\$0.00
<b>A/C</b>	\$0.00
<b>Sprinkler</b>	\$0.00
<b>Lighting</b>	\$0.00

**Special Features**

Description	Value
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**Other Plumbing**

Description	Value
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**Building Computations**

<b>Sub-Total (all floors)</b>	<b>\$310,212</b>	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$318,212</b>
Plumbing	\$8,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.85
Special Features	\$0	<b>Repl. Cost New</b>	<b>\$270,480</b>
Exterior Features	\$0		

<b>S.F. Price</b>	<b>\$123.10</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$310,212</b>

**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: Mixed Use Commercial	1	Wood Fr	C	1977	2000	25	A		0.85		2,520 sqft	\$270,480	43%	\$154,170	0%	100%	1.000	0.950	0.00	0.00	100.00	\$146,500
2: Paving	1	Asphalt	C	1977	1977	48	A	\$2.81	0.85	\$2.39	11,500 sqft	\$27,468	80%	\$5,490	0%	100%	1.000	1.000	0.00	0.00	100.00	\$5,500