

89-18-05-230-206.000-030

WESLER, PAUL W & LISA E JOI

247 S 4TH ST

520, 2 Family Dwell - Platted Lot

WAYNE-294389 (029)/2943

1/4

General Information

Parcel Number 89-18-05-230-206.000-030
Local Parcel Number 50-05-230-206.000-29
Tax ID: 029-30230-00

Ownership

WESLER, PAUL W & LISA E JOINT R FAMILY TRUST
2422 PLEASANT VIEW RD
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 04/16/2025 to 01/01/1900.

Legal

43.95 FT LOT 63 JS

Notes

10/30/2024 Misc: 2024 APPEAL INFORMAL REVIEW, SETTLED PER PHONE CONVERSATION ON 10-30-2024.
7/31/2023 Misc: 2024 GENERAL REVAL

Routing Number

Property Class 520 RENTAL
2 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 030 (Local 029) RICHMOND CITY -WAYNE TWP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 294389-029 WAYNE-294389 (029)
Section/Plat 5005230
Location Address (1) 247 S 4TH ST RICHMOND, IN 47374

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 (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3). Rows show data for 2025 and 2024.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 1' X 132', CI 1' X 132')

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 F, F, 44, 44x124, 0.97, \$282, \$274, \$12,056, 0%, 1.0000, 100.00, 0.00, 0.00, \$12,060.

Zoning ZO01 Residential
Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2028

Data Source External Only

Collector 07/20/2023 js

Appraiser 07/31/2023 Nexus

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (44), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$12,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,100).

General Information

Occupancy	Row Type
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1417 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input 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 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	65	\$5,300

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

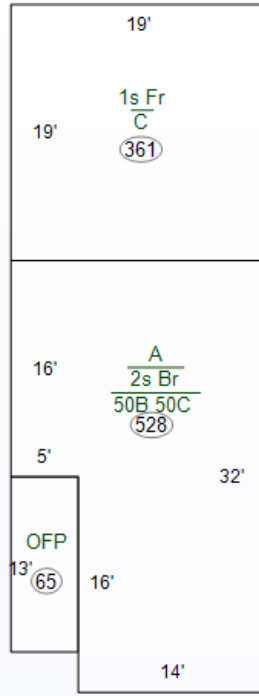
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

249 S 4TH ST
1



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 94	889	889	\$103,700	
2 7	528	528	\$43,000	
3				
4				
1/4				
1/2				
3/4				
Attic	528	0	\$6,200	
Bsmt	264	0	\$19,400	
Crawl	625	0	\$6,400	
Slab				

Total Base \$178,700

Adjustments 2 Row Type Adj. x 0.92 \$164,404

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 \$164,404

Sub-Total, 1 Units

Exterior Features (+)	\$5,300	\$169,704
Garages (+) 0 sqft	\$0	\$169,704
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	
Replacement Cost		\$129,824

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	2	5/6 Maso	D+2	1900	1900	125	F			0.85		2,209 sqft	\$129,824	65%	\$45,440	21%	100%	1.050	1.000	100.00	0.00	0.00	\$37,700

General Information

Occupancy	Row Type
Description	Row Type
Story Height	2
Style	N/A
Finished Area	1387 sqft
Make	

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 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 Frame	65	\$7,800
Canopy, Shed Type	50	\$500
Patio, Concrete	50	\$400

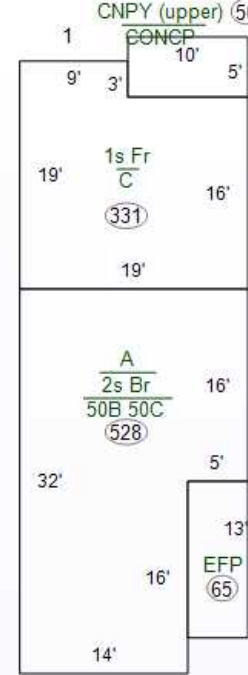
Plumbing

#	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	3
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	5

Heat Type



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	859	859	\$99,100	
2	7	528	528	\$43,000	
3					
4					
1/4					
1/2					
3/4					
Attic		528	0	\$6,200	
Bsmt		264	0	\$19,400	
Crawl		595	0	\$6,300	
Slab					

Total Base \$174,000

Adjustments 2 Row Type Adj. x 0.92 \$160,080

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 \$160,080

Sub-Total, 1 Units

Exterior Features (+)	\$8,700	\$168,780
Garages (+) 0 sqft	\$0	\$168,780
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$121,944

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: Row Type	2	5/6 Maso	D+1	1900	1900	125 F		0.85		2,179 sqft	\$121,944	65%	\$42,680	20%	100%	1.050	1.000	100.00	0.00	0.00	\$35,900
2: Detached Garage/Boat H	1	Wood Fr	D	1984	1984	41 A	\$46.21	0.85	\$31.42	18'x24'	\$13,575	38%	\$8,420	0%	100%	1.050	1.000	100.00	0.00	0.00	\$8,800
3: Patio- Concrete- At grade	1		C	1900	1900	125 A		0.85		12'x12'	\$1,020	45%	\$560	0%	100%	1.050	1.000	100.00	0.00	0.00	\$600

