

89-16-08-300-234.000-029

PULLEY, JERALD E

432 WEST DR

510, 1 Family Dwell - Platted Lot

WAYNE-164179 (016)/1641

1/2

General Information

Parcel Number 89-16-08-300-234.000-029
Local Parcel Number 46-08-300-234.000-16

Tax ID: 016-01910-00

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 029 (Local 016) WAYNE TOWNSHIP - SANITARY
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 164179-016 WAYNE-164179 (016)
Section/Plat 4608300
Location Address (1) 432 WEST DR RICHMOND, IN 47374

Ownership

PULLEY, JERALD E
432 WEST DR
RICHMOND, IN 47374

Legal

LOT 18 WESTCHESTER ADDN

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 09/27/2017 and 01/01/1900 transactions.

Notes

10/18/2021 Misc: 2022 GENERAL REVALUATION



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 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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, 95, 143x343, 1.10, \$148, \$163, \$23,309, 86%, 1.0000, 89.00, 11.00, 0.00, \$43,310.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 08/24/2021 jf

Appraiser 10/18/2021 df

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.13), Actual Frontage (95), Developer Discount, Parcel Acreage (1.13), 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 (1.13), 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 (\$38,500), CAP 2 Value (\$4,800), CAP 3 Value (\$0), Total Value (\$43,300).

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	2276 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 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
Patio, Concrete	96	\$800
Canopy, Shed Type	96	\$900
Canopy, Shed Type	372	\$2,700
Patio, Concrete	372	\$2,700

Plumbing

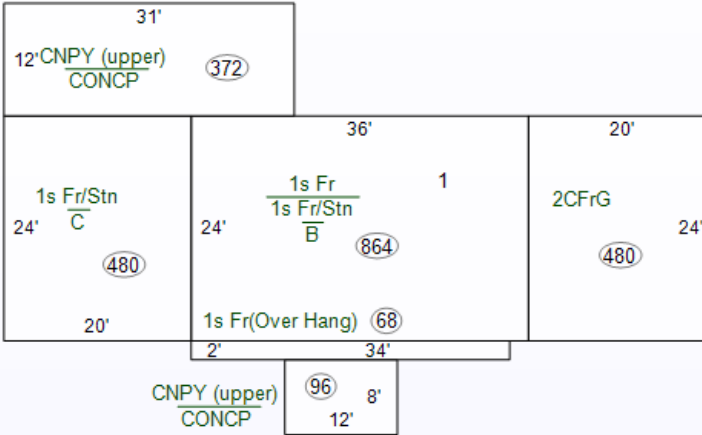
	#	TF
Full Bath	1	3
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1344	1344	\$128,900	
2 1Fr	932	932	\$49,600	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	864	0	\$32,100	
Crawl	480	0	\$5,600	
Slab				

Total Base \$216,200

Adjustments 1 Row Type Adj. x 1.00 \$216,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1344 2:932	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$230,200

Sub-Total, 1 Units

Exterior Features (+)	\$7,100	\$237,300
Garages (+) 480 sqft	\$20,100	\$257,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85

Replacement Cost \$229,730

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	1/6 Maso	C+1	1963	1983	42	G		0.85		3,140 sqft	\$229,730	28%	\$165,410	0%	100%	1.180	1.000	100.00	0.00	0.00	\$195,200
2: Detached Garage/Boat H	1	Wood Fr	C	1987	1987	38	A	\$44.13	0.85	\$37.51	20'x24'	\$18,005	28%	\$12,960	0%	100%	1.180	1.000	100.00	0.00	0.00	\$15,300
3: Patio (free standing)	1		C	1987	1987	38	A		0.85		10'x24'	\$1,615	28%	\$1,160	0%	100%	1.180	1.000	100.00	0.00	0.00	\$1,400