

89-16-31-440-112.000-030

RUSSELL, MARY, MATTHEW G

522 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

**General Information**

**Parcel Number**  
89-16-31-440-112.000-030

**Local Parcel Number**  
46-31-440-112.000-29

**Tax ID:**  
029-99719-00

**Routing Number**  
4631440-042

**Ownership**

RUSSELL, MARY, MATTHEW G RUS  
JOHSUA O RUSSELL JTWROS  
522 PEARL ST  
RICHMOND, IN 47374

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/05/2009	RUSSELL, MARY, MA		CO	/	\$77,000	V
10/05/2009	RUSSELL, MARY, MA	2009009430	QC	/		I
10/05/2009	RUSSELL, MARY	2009009428	EX	/	\$77,000	V
01/01/1900	HARVEY, FRED R	2009009428	EX	/	\$77,000	I

**Notes**  
11/24/2021 Misc: 2022 GENERAL REVALUATION

**Legal**  
LOT 10 H P & W

**Property Class 510**  
1 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 294243-029**  
WAYNE-294243 (029)

**Section/Plat**  
4631440

**Location Address (1)**  
522 PEARL ST  
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/19/2025	<b>As Of Date</b>	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$12,200</b>	<b>Land</b>	<b>\$12,200</b>	<b>\$10,400</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>
\$12,200	Land Res (1)	\$12,200	\$10,400	\$9,100	\$9,100	\$9,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$106,700</b>	<b>Improvement</b>	<b>\$106,700</b>	<b>\$92,200</b>	<b>\$82,800</b>	<b>\$85,900</b>	<b>\$79,900</b>
\$106,700	Imp Res (1)	\$106,700	\$92,200	\$82,800	\$85,900	\$79,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$118,900</b>	<b>Total</b>	<b>\$118,900</b>	<b>\$102,600</b>	<b>\$91,900</b>	<b>\$95,000</b>	<b>\$89,000</b>
\$118,900	Total Res (1)	\$118,900	\$102,600	\$91,900	\$95,000	\$89,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')**

Zoning	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
	F	F		34	34x156	1.07	\$336	\$360	\$12,240	0%	1.0000	100.00	0.00	0.00	\$12,240

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** All

**Streets or Roads** Paved

**TIF**

**Neighborhood Life Cycle Stage**  
Static

Printed Tuesday, April 29, 2025  
Review Group 2030

Data Source Aerial Collector 11/03/2021 jf Appraiser 11/24/2021 gw

**Land Computations**

Calculated Acreage	0.12
Actual Frontage	34
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$12,200
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$12,200</b>

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1872 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 Frame	130	\$7,500
Patio, Concrete	120	\$1,000

**Plumbing**

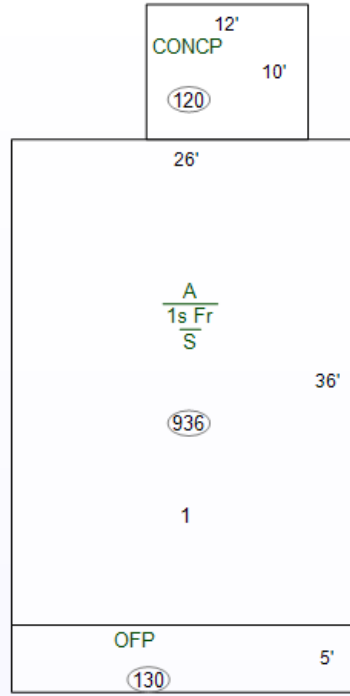
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	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	936	936	\$99,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		936	936	\$21,300	
Bsmt					
Crawl					
Slab		936	0	\$0	
				<b>Total Base</b>	\$120,300

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		\$120,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	A:936 1:936	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		\$127,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,500	\$136,400
Garages (+) 0 sqft	\$0	\$136,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
<b>Replacement Cost</b>		\$115,940

**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	1	Wood Fr	C	2003	2003	22	A			0.85		1,872 sqft	\$115,940	22%	\$90,430	0%	100%	1.180	1.000	100.00	0.00	0.00	\$106,700