

89-16-31-440-112.001-030

BROWN, BRUCE W

526 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number
89-16-31-440-112.001-030

Local Parcel Number
46-31-440-112.010-29

Tax ID:
029-99719-01

Routing Number
4631440-041

Ownership

BROWN, BRUCE W
526 PEARL ST
RICHMOND, IN 47374

Legal
LOT 11 H P & W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/21/2018	BROWN, BRUCE W	2018006773	WD	/	\$79,000	V
12/10/2009	MITCHELL, MISTY		CO	/	\$65,000	V
12/10/2009	MITCHELL, MISTY	2009011338	EX	/	\$65,000	V
01/01/1900	HARVEY, FRED R	2009011338	EX	/	\$65,000	I

Notes

11/24/2021 Misc: 2022 GENERAL REVALUATION

12/4/2018 Misc: 2019: SFD GR D+, COND A / DET GAR GR D PER F/C TOWNSHIP ASSESSOR 11/30/2018

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)
526 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	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$12,200	Land	\$12,200	\$10,400	\$9,100	\$9,100	\$9,100
\$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
\$103,800	Improvement	\$103,800	\$90,100	\$78,900	\$79,800	\$63,300
\$103,800	Imp Res (1)	\$103,800	\$90,100	\$78,900	\$79,800	\$63,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$116,000	Total	\$116,000	\$100,500	\$88,000	\$88,900	\$72,400
\$116,000	Total Res (1)	\$116,000	\$100,500	\$88,000	\$88,900	\$72,400
\$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')

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

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level
Flood Hazard

Public Utilities All
ERA

Streets or Roads Paved
TIF

Neighborhood Life Cycle Stage
Static

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
Total Value	\$12,200

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 11/03/2021 jf

Appraiser 11/24/2021 gw

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2 1/2
Style	N/A
Finished Area	1804 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 checked="" 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, Open Frame	49	\$4,300
Porch, Open Masonry	182	\$9,700

Plumbing

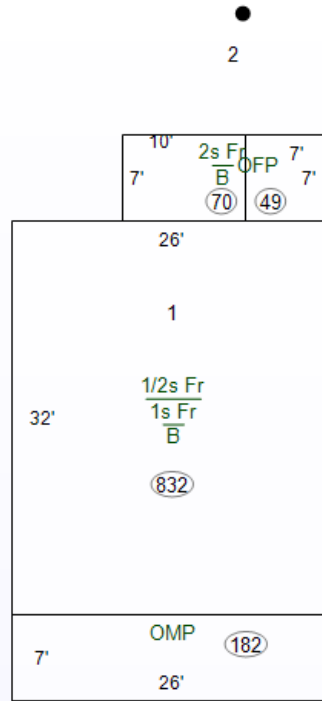
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	902	902	\$96,900	
2	1Fr	70	70	\$17,300	
3					
4					
1/4					
1/2	1Fr	832	832	\$36,900	
3/4					
Attic					
Bsmt		902	0	\$32,600	
Crawl					
Slab					

Total Base \$183,700

Adjustments 1 Row Type Adj. x 1.00 \$183,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:902 1/2:832 2:70 \$5,600
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$194,600

Sub-Total, 1 Units

Exterior Features (+)	\$14,000	\$208,600
Garages (+) 0 sqft	\$0	\$208,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.85	

Replacement Cost \$159,579

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 1/2	Wood Fr	D+2	1920	1920	105	A			0.85		2,706 sqft	\$159,579	50%	\$79,790	0%	100%	1.180	1.000	100.00	0.00	0.00	\$94,200
2: Detached Garage/Boat H	1	Wood Fr	D	1976	1976	49	A		\$51.44	0.85	\$34.98	16'x22'	\$13,605	40%	\$8,160	0%	100%	1.180	1.000	100.00	0.00	0.00	\$9,600