

89-16-31-440-501.000-030

MC CLAIN, LINDA B

601 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number
89-16-31-440-501.000-030

Local Parcel Number
46-31-440-501.000-29

Tax ID:
029-30168-00

Routing Number
4631440-031

Ownership

MC CLAIN, LINDA B
601 PEARL ST
RICHMOND, IN 47374

Legal

LOT 22 B HILL & 12 FT VAC ROADWAY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/21/2016	MC CLAIN, LINDA B	2016010313	WD	/	\$92,000	V
12/21/2016	MC CLAIN, LINDA B	2016010313	WD	/		I
11/21/2008	JEWETT, MARKOUS	2008010577	WD	/		I
01/01/1900	FISHER, PAUL L & R	2008010577	WD	/		I

Notes

11/24/2021 Misc: 2022 GENERAL REVALUATION

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)
601 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"/>
\$15,400	Land	\$15,400	\$13,000	\$11,400	\$11,400	\$11,400
\$15,400	Land Res (1)	\$15,400	\$13,000	\$11,400	\$11,400	\$11,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$133,100	Improvement	\$133,100	\$113,900	\$100,300	\$102,000	\$93,200
\$133,100	Imp Res (1)	\$133,100	\$113,900	\$78,200	\$79,100	\$72,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$22,100	\$22,900	\$20,400
\$148,500	Total	\$148,500	\$126,900	\$111,700	\$113,400	\$104,600
\$148,500	Total Res (1)	\$148,500	\$126,900	\$89,600	\$90,500	\$84,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$22,100	\$22,900	\$20,400

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		44	44x143	1.04	\$336	\$349	\$15,356	0%	1.0000	100.00	0.00	0.00	\$15,360

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
High

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025

Review Group 2030

Data Source Aerial

Collector 11/10/2021 jf

Appraiser 11/24/2021 gw

Land Computations

Calculated Acreage	0.14
Actual Frontage	44
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$15,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,400

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 1/2
Style N/A
Finished Area 2104 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	216	\$10,900
Balcony	144	\$3,200
Patio, Concrete	100	\$800

Plumbing

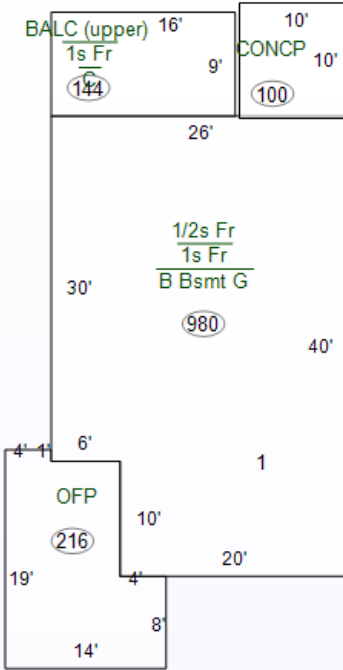
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1124	1124	\$113,100	
2					
3					
4					
1/4					
1/2	1Fr	980	980	\$40,600	
3/4					
Attic					
Bsmt		980	0	\$34,100	
Crawl		144	0	\$3,500	
Slab					

Total Base \$191,300
Adjustments 1 Row Type Adj. x 1.00 \$191,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1124 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$202,200

Sub-Total, 1 Units

Exterior Features (+)	\$14,900	\$217,100
Garages (+) 200 sqft	\$3,500	\$220,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.85	

Replacement Cost \$159,384

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 1/2	Wood Fr	D+1	1938	1938	87	G			0.85		3,084 sqft	\$159,384	45%	\$87,660	0%	100%	1.180	1.000	100.00	0.00	0.00	\$103,400
2: Detached Garage/Boat H	1	Wood Fr	C	2003	2003	22	A		\$33.88	0.85	\$28.80	28'x40'	\$32,254	22%	\$25,160	0%	100%	1.180	1.000	100.00	0.00	0.00	\$29,700