

89-16-31-440-505.000-030

General Information

Parcel Number
89-16-31-440-505.000-030

Local Parcel Number
46-31-440-505.000-29

Tax ID:
029-43478-00

Routing Number
4631440-027

Property Class 510
1 Family Dwell - Platted Lot

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)
619 PEARL ST
RICHMOND, IN 47374

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
High

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Tuesday, April 29, 2025

Review Group
2030

HAWKINS, GREGORY A & CHAR

Ownership

HAWKINS, GREGORY A & CHARITY
619 PEARL ST
RICHMOND, IN 47374

Legal

LOT 18 BUNGALOW HILL & 12 FT VAC ROADWAY

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	☐	☐	☐	☐	☐
\$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
\$82,300	Improvement	\$82,300	\$71,300	\$62,400	\$63,100	\$57,700
\$82,300	Imp Res (1)	\$82,300	\$71,300	\$62,400	\$63,100	\$57,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$97,700	Total	\$97,700	\$84,300	\$73,800	\$74,500	\$69,100
\$97,700	Total Res (1)	\$97,700	\$84,300	\$73,800	\$74,500	\$69,100
\$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		44	44x143	1.04	\$336	\$349	\$15,356	0%	1.0000	100.00	0.00	0.00	\$15,360

619 PEARL ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	HAWKINS, GREGOR		CO	/			I

Res

510, 1 Family Dwell - Platted Lot

Notes

11/29/2021 Misc: 2022: GENERAL REVALUATION

Wayne-294243 (029)/2942

1/2

Land Computations

Calculated Acreage	0.14
Actual Frontage	44
Developer Discount	☐
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

Collector 11/10/2021 jf

Appraiser 11/29/2021 en

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1 3/4

Style

N/A

Finished Area

1320 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

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

1

Total Rooms

8

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

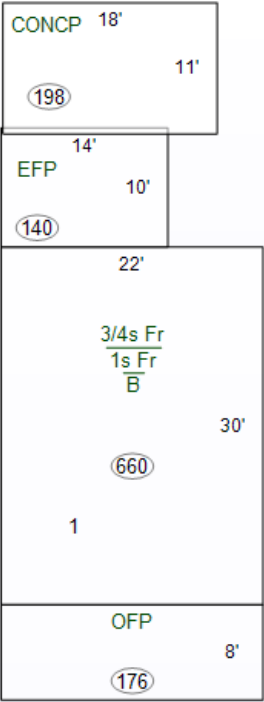
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	176	\$9,200
Porch, Enclosed Frame	140	\$11,600
Patio, Concrete	198	\$1,500



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	660	660	\$76,600	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	660	660	\$36,200	
Attic					
Bsmt		660	0	\$27,600	
Crawl					
Slab					
				Total Base	\$140,400
Adjustments				1 Row Type Adj. x 1.00	\$140,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:660 3/4:660	\$5,500
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$148,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$22,300	\$170,600
Garages (+) 0 sqft				\$0	\$170,600
Quality and Design Factor (Grade)					0.85
Location Multiplier					0.85
				Replacement Cost	\$123,259

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	1 3/4	Wood Fr	D+1	1922	1922	103	A		0.85		1,980 sqft	\$123,259	50%	\$61,630	0%	100%	1.180	1.000	100.00	0.00	0.00	\$72,700
2: Detached Garage/Boat H	1	Concrete	C	1922	1922	103	A	\$50.95	0.85	\$43.31	17'x20'	\$14,725	45%	\$8,100	0%	100%	1.180	1.000	100.00	0.00	0.00	\$9,600