

General Information

Parcel Number 89-16-31-440-507.000-030
Local Parcel Number 46-31-440-507.000-29

Tax ID: 029-45532-00

Routing Number 4631440-025

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) 625 PEARL ST RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Tuesday, April 29, 2025

Review Group 2030

Ownership

MOORE, BRYCE D L
625 PEARL ST
RICHMOND, IN 47374

Legal

LOT 16 BUNGALOW HILL & 12 FT VAC ROADWAY



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/16/2016 to 01/01/1900.

Notes

11/29/2021 Misc: 2022: GENERAL REVALUATION

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, Improvement, Total. Rows show valuation data for years 2022-2025.

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

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$15,400.

Data Source Aerial

Collector 11/10/2021 jf

Appraiser 11/29/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1404 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 Masonry	208	\$10,500
Porch, Enclosed Frame	60	\$6,300
Patio, Concrete	100	\$800
Patio, Brick	168	\$3,100

Plumbing

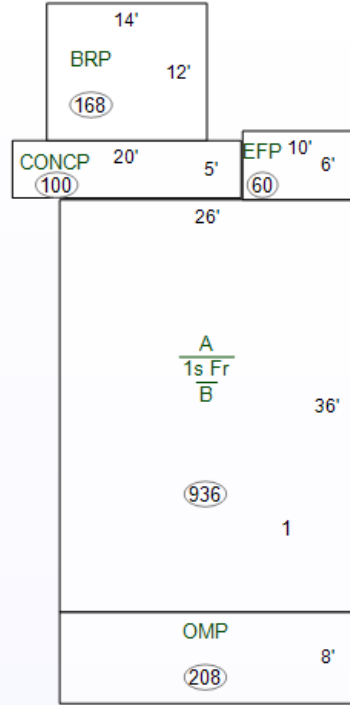
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



2

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	468	\$15,700	
Bsmt		936	0	\$33,100	
Crawl					
Slab					

Total Base \$147,800

Adjustments 1 Row Type Adj. x 1.00 \$147,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:260	\$9,100
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:936 A:936	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$166,800

Sub-Total, 1 Units

Exterior Features (+)	\$20,700	\$187,500
Garages (+) 0 sqft	\$0	\$187,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.85

Replacement Cost \$135,469

Specialty Plumbing

Description	Count	Value
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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	D+1	1927	1927	98	G			0.85		2,808 sqft	\$135,469	45%	\$74,510	0%	100%	1.180	1.000	100.00	0.00	0.00	\$87,900
2: Detached Garage/Boat H	1	Concrete	C	1927	1927	98	A		\$48.36	0.85	\$41.11	18'x22'	\$16,278	45%	\$8,950	0%	100%	1.180	1.000	100.00	0.00	0.00	\$10,600