

89-16-31-440-508.000-030

WHITE, MICHAEL L & CHERYL J

631 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-294243 (029)/2942

1/2

General Information

Parcel Number 89-16-31-440-508.000-030
Local Parcel Number 46-31-440-508.000-29

Tax ID: 029-02858-00

Routing Number 4631440-024

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)
631 PEARL ST
RICHMOND, IN 47374

Zoning

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

WHITE, MICHAEL L & CHERYL J GIB
631 PEARL ST
RICHMOND, IN 47374

Legal

LOT 15 B HILL & 12 FT VAC ROADWAY



Transfer of Ownership

Date 01/01/1900 Owner WHITE, MICHAEL L & Doc ID Code Book/Page Adj Sale Price V/I

Notes

11/24/2021 Misc: 2022: GENERAL REVALUATION

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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

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

Table with 15 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 2 columns: Description, Value. Includes rows for 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 11/24/2021 en

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1 3/4
Style N/A
Finished Area 1328 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
Patio, Concrete	273	\$2,000
Wood Deck	80	\$2,300
Porch, Enclosed Masonry	176	\$13,900

Plumbing

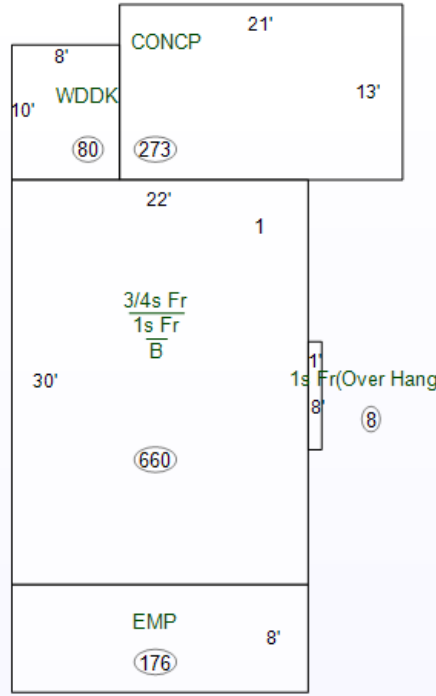
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	1
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	668	668	\$78,600	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	660	660	\$36,200	
Attic					
Bsmt		660	0	\$27,600	
Crawl					
Slab					

Total Base \$142,400

Adjustments 1 Row Type Adj. x 1.00 \$142,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:260	\$6,400
Loft (+)		\$0
Fireplace (+)	MS:2 MO:2	\$9,000
No Heating (-)		\$0
A/C (+)	1:668 3/4:660	\$5,500
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$164,100

Sub-Total, 1 Units

Exterior Features (+)	\$18,200	\$182,300
Garages (+) 0 sqft	\$0	\$182,300
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.85

Replacement Cost \$139,460

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 3/4	Wood Fr	D+2	1923	1923	102	A			0.85		1,988 sqft	\$139,460	50%	\$69,730	0%	100%	1.180	1.000	100.00	0.00	0.00	\$82,300
2: Detached Garage/Boat H	1	Concrete	C	1968	1968	57	A		\$43.71	0.85	\$37.15	22'x22'	\$17,982	40%	\$10,790	0%	100%	1.180	1.000	100.00	0.00	0.00	\$12,700