

89-16-32-330-329.000-030

ALONSO, NATASHA

410 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number
89-16-32-330-329.000-030

Local Parcel Number
46-32-330-329.000-29

Tax ID:
029-15522-00

Routing Number
4632330-109

Ownership

ALONSO, NATASHA
101 N 19TH ST
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/08/2024	ALONSO, NATASHA	2024000835	QC	/		I
04/06/2020	ALONSO, JUAN	2020002616	QC	/		I
05/02/2016	COFFEY, RON	2016003404	CM	/	\$2,200	I
04/25/2016	BOARD OF COMMISS	2016003197	TS	/	\$0	I
10/27/2009	GRAY, ERMA MAE &	2009010194	QC	/	\$0	I
01/01/1900	GRAY, ERMA MAE, M	2009010194	QC	/		I

Notes

12/6/2021 Misc: 2022: GENERAL REVALUATION

Property Class 510 RENTAL
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 295244 SOUTH R
WAYNE-295244 SOUTH RENTAL (

Section/Plat
4632330

Location Address (1)
410 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
Other (external)	Valuation Method	Other (external)	Other (external)	Other (external)	Other (external)	Other (external)
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"/>
\$4,300	Land	\$4,300	\$4,300	\$4,300	\$4,300	\$4,300
\$4,300	Land Res (1)	\$4,300	\$4,300	\$4,300	\$4,300	\$4,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$5,800	Improvement	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800
\$5,800	Imp Res (1)	\$5,800	\$5,800	\$5,800	\$5,800	\$5,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$10,100	Total	\$10,100	\$10,100	\$10,100	\$10,100	\$10,100
\$10,100	Total Res (1)	\$10,100	\$10,100	\$10,100	\$10,100	\$10,100
\$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 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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		22	22x160	1.14	\$228	\$260	\$5,720	0%	1.0000	100.00	0.00	0.00	\$5,720

Zoning
ZO01 Residential

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 10/07/2021 rc

Appraiser 12/06/2021 lp

Land Computations

Calculated Acreage	0.08
Actual Frontage	22
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.08
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	0.08
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	\$5,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$5,700

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1308 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	72	\$5,300

Plumbing

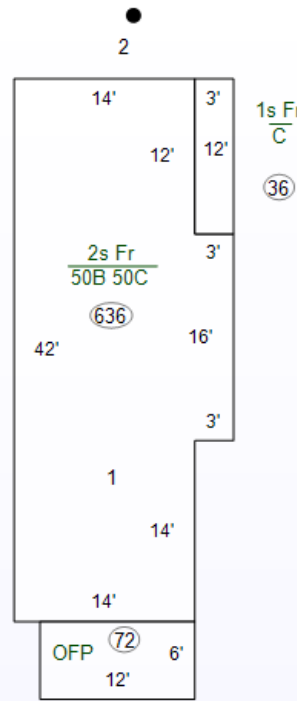
	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	0	0

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
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	672	672	\$78,600	
2	1Fr	636	636	\$40,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		318	0	\$20,200	
Crawl		354	0	\$4,800	
Slab					

Total Base \$143,800

Adjustments 1 Row Type Adj. x 1.00 \$143,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	2:636 1:672 (\$5,300)
A/C (+)	\$0
No Elec (-)	2:636 1:672 (\$11,000)
Plumbing (+ / -)	0 - 5 = -5 x \$0 (\$6,600)
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$120,900

Sub-Total, 1 Units

Exterior Features (+) \$5,300 \$126,200

Garages (+) 0 sqft \$0 \$126,200

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$91,180

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	2	Wood Fr	D+1	1900	1900	125 F		0.85		1,626 sqft	\$91,180	65%	\$31,910	45%	100%	0.760	1.000	100.00	0.00	0.00	\$13,300
2: Detached Garage/Boat H	1	Wood Fr	D	1975	1975	50 P	\$46.21	0.85	\$31.42	16'x28'	\$14,077	58%	\$5,910	0%	100%	0.760	1.000	100.00	0.00	0.00	\$4,500