

89-16-32-330-334.000-030

426 PEARL STREET LAND TRUS

426 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number
89-16-32-330-334.000-030

Local Parcel Number
46-32-330-334.000-29

Tax ID:
029-30102-00

Routing Number
4632330-104

Ownership

426 PEARL STREET LAND TRUST
5424 MC FARLAND RD
INDIANAPOLIS, IN 46227

Legal

30 1/2 FT E SIDE LOT 256 HAYNES (CONTRACT: VICENTE GOMEZ TELLEZ & ERLINDA MARIA SIERRA MARTINEZ 12-23-19 2019009981)

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/23/2019	426 PEARL STREET L	2019009981	CT	/		
03/29/2019	426 PEARL STREET L	2019002376	QC	/		
02/28/2019	NOLA 17 LLC	2019001636	TS	/	\$2,156	
11/01/2018	OVATION REO 4 LLC	2018008748	QC	/		
10/13/2016	OVATION REO 4 LLC	2016008414	QC	/	\$6,487	
02/17/2015	INDIANA TLP LLC, US	2015001275	TS	/	\$10,000	

Notes

12/27/2024 Misc: 2025; ADDED ROOM ADDITION TO BACK OF HOUSE DECK IS STILL WIP: F/C PILP24-102.

2/14/2024 Misc: 2024; ADDED EFP PERMIT PB23-0400.

11/2/2021 Misc: 2022 GENERAL REVALUATION

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

Year: 2025

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

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)
426 PEARL ST
RICHMOND, IN 47374

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"/>
\$7,800	Land	\$7,800	\$6,600	\$5,800	\$5,800	\$5,800
\$7,800	Land Res (1)	\$7,800	\$6,600	\$5,800	\$5,800	\$5,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$43,900	Improvement	\$43,900	\$36,000	\$30,300	\$30,600	\$30,600
\$43,900	Imp Res (1)	\$43,900	\$36,000	\$30,300	\$30,600	\$30,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$51,700	Total	\$51,700	\$42,600	\$36,100	\$36,400	\$36,400
\$51,700	Total Res (1)	\$51,700	\$42,600	\$36,100	\$36,400	\$36,400
\$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')

Zoning

Subdivision

Lot

Market Model
N/A

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		30	30x160	1.14	\$228	\$260	\$7,800	0%	1.0000	100.00	0.00	0.00	\$7,800

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Computations

Calculated Acreage	0.11
Actual Frontage	30
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$7,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$7,800

Printed Tuesday, April 29, 2025
Review Group 2030

Data Source Aerial **Collector** 10/07/2021 rc **Appraiser** 12/03/2021 lp

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2212 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, Enclosed Frame	352	\$20,000
Porch, Open Frame	80	\$5,300

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

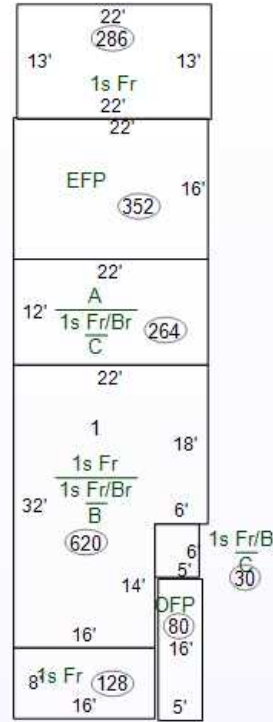
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air

2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1328	1328	\$127,600	
2	1Fr	620	620	\$40,200	
3					
4					
1/4					
1/2					
3/4					
Attic		264	264	\$9,600	
Bsmt		620	0	\$27,100	
Crawl		294	0	\$4,500	
Slab					

Total Base \$209,000

Adjustments 1 Row Type Adj. x 1.00 \$209,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1328 2:620 A:264 \$6,000
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$215,000

Sub-Total, 1 Units

Exterior Features (+) \$25,300 \$240,300

Garages (+) 0 sqft \$0 \$240,300

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.85

Replacement Cost \$173,617

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	1/6 Maso	D+1	1930	1964	61 A		0.85		2,832 sqft	\$173,617	47%	\$92,020	40%	100%	0.760	1.000	100.00	0.00	0.00	\$42,000
2: Detached Garage/Boat H	1	Wood Fr	D	1935	1935	90 P	\$67.14	0.85	\$45.66	12'x18'	\$9,862	75%	\$2,470	0%	100%	0.760	1.000	100.00	0.00	0.00	\$1,900