

89-16-32-330-335.000-030

DAVIS, CHRISTIE & TAMARA BR

428 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH (02) 1/2

General Information

Parcel Number 89-16-32-330-335.000-030
Local Parcel Number 46-32-330-335.000-29

Tax ID: 029-17507-00

Routing Number 4632330-103

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 295244 S-029
WAYNE-295244 SOUTH (029)

Section/Plat 4632330

Location Address (1)
428 PEARL ST
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level 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

DAVIS, CHRISTIE & TAMARA BRINK
428 PEARL ST
RICHMOND, IN 47374

Legal

15 FT W SIDE LOT 256 HAYNES 15.33 FT E SIDE
LOT 257 HAYNES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 2021 and 1900.

Notes

11/2/2021 Misc: 2022 GENERAL REVALUATION

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022-2025.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 100' X 120', CI 100' X 120')

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: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source Aerial

Collector 10/07/2021 jf

Appraiser 11/02/2021 df

Total Value \$7,800

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1440 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	128	\$7,500
Wood Deck	88	\$2,800

**Plumbing**

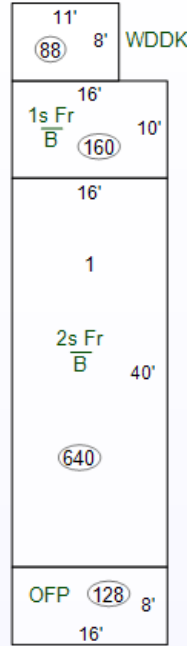
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>11</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	800	800	\$88,500	
2	1Fr	640	640	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		800	0	\$30,600	
Crawl					
Slab					

**Total Base** \$160,000

**Adjustments** 1 Row Type Adj. x 1.00 \$160,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$161,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,300	\$171,900
Garages (+) 0 sqft	\$0	\$171,900
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.85	

**Replacement Cost** \$146,115

**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	2	Wood Fr	C	1920	1980	45	G			0.85		2,240 sqft	\$146,115	28%	\$105,200	0%	100%	0.850	1.000	100.00	0.00	0.00	\$89,400
2: Detached Garage/Boat H	1	Wood Fr	D	1920	1920	105	F		\$59.52	0.85	\$43.85	14'x18'	\$11,049	65%	\$3,870	0%	100%	0.850	1.000	100.00	0.00	0.00	\$3,300