

89-16-32-330-408.000-030

KING, DAVID L

423 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number
89-16-32-330-408.000-030

Local Parcel Number
46-32-330-408.000-29

Tax ID:
029-25085-00

Routing Number
4632330-073

Ownership

KING, DAVID L
6561 MORGAN CREEK RD
WILLIAMSBURG, IN 47393

Legal

LOT 264 HAYNES

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/22/2021	KING, DAVID L	2021011439	WD	/	\$42,000	I
01/04/2017	KING, EPHRAIM	2017000067	SW	/	\$15,000	I
01/04/2017	KING, EPHRAIM	2017000067	SW	/		I
05/05/2016	WILMINGTON SAVIN	2016003555	WD	/	\$35,908	I
01/01/1900	OGDEN, CHARLES R	2016003555	WD	/	\$35,908	I

Notes

12/3/2021 Misc: 2022: GENERAL REVALUATION

Property Class 510 RENTAL
1 Family Dwell - Platted Lot



Res

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)
423 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
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"/>
\$11,700	Land	\$11,700	\$10,000	\$8,700	\$8,700	\$8,700
\$11,700	Land Res (1)	\$11,700	\$10,000	\$8,700	\$8,700	\$8,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$48,500	Improvement	\$48,500	\$41,100	\$36,200	\$36,900	\$16,200
\$48,500	Imp Res (1)	\$48,500	\$41,100	\$36,200	\$36,900	\$16,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$60,200	Total	\$60,200	\$51,100	\$44,900	\$45,600	\$24,900
\$60,200	Total Res (1)	\$60,200	\$51,100	\$44,900	\$45,600	\$24,900
\$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	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		45	45x160	1.14	\$228	\$260	\$11,700	0%	1.0000	100.00	0.00	0.00	\$11,700

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** 12/03/2021 lp

Land Computations

Calculated Acreage	0.17
Actual Frontage	45
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.17
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	0.17
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	\$11,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,700

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	816 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	140	\$11,600
Patio, Concrete	236	\$1,700

Plumbing

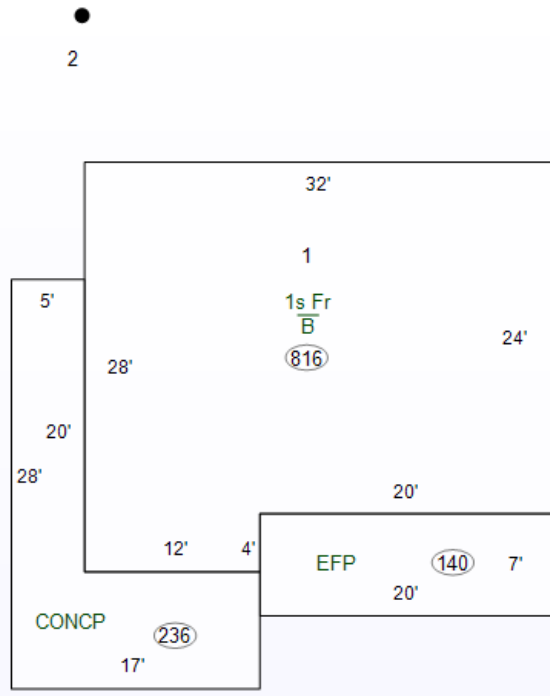
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	816	816	\$90,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	816	0	\$31,100	
Crawl				
Slab				

Total Base \$121,700

Adjustments 1 Row Type Adj. x 1.00 \$121,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:816	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$126,700

Sub-Total, 1 Units

Exterior Features (+)	\$13,300	\$140,000
Garages (+) 0 sqft	\$0	\$140,000
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.85
Replacement Cost		\$83,300

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	1	Wood Fr	D-1	1950	1990	35	A		0.85		1,632 sqft	\$83,300	30%	\$58,310	0%	100%	0.760	1.000	100.00	0.00	0.00	\$44,300
2: Detached Garage/Boat H	1	Wood Fr	D	1972	1972	53	F	\$51.44	0.85	\$34.98	16'x22'	\$12,313	55%	\$5,540	0%	100%	0.760	1.000	100.00	0.00	0.00	\$4,200