

89-16-32-340-301.000-030

K & R HOOSIER INVESTMENTS

101 PEARL ST

510, 1 Family Dwell - Platted Lot

WAYNE-295244 SOUTH RE 1/2

General Information

Parcel Number 89-16-32-340-301.000-030
Local Parcel Number 46-32-340-301.000-29

Tax ID: 029-45493-00

Routing Number 4632340-014

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 4632340

Location Address (1) 101 PEARL ST RICHMOND, IN 47374

Zoning

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

K & R HOOSIER INVESTMENTS LLC
5951 COOK RD
RICHMOND, IN 47374

Legal

EX 17.5 FT W SIDE LOT 282 HAYNES



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, Improvement, Total. Rows include 2025, 2024, 2023, 2022 data for various categories.

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

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. Row 1: F, F, 35, 35x160, 1.14, \$228, \$260, \$9,100, 0%, 1.0000, 100.00, 0.00, 0.00, \$9,100

Transfer of Ownership

Table with 7 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows: 03/14/2012 K & R HOOSIER INVE, 01/01/1900 SHERER, EVELYN %

Res

Notes

1/2/2025 Appeal: 2024: APPEAL SETTLED, NO CHANGE PER EMAIL 12/30/2024
12/7/2021 Misc: 2022: GENERAL REVALUATION

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (35), Developer Discount, Parcel Acreage (0.13), 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 (0.13), 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 (\$9,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,100)

Data Source Aerial

Collector 10/07/2021 rc

Appraiser 12/07/2021 lp

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	2
Style	N/A
Finished Area	1468 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, Open Frame	134	\$7,500
Porch, Open Frame	84	\$5,300

Plumbing

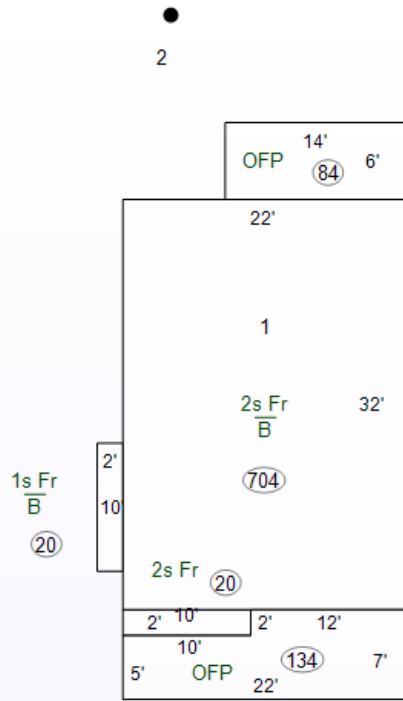
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	744	744	\$84,500	
2	1Fr	724	724	\$43,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		724	0	\$29,100	
Crawl					
Slab					

Adjustments	1 Row Type Adj. x 1.00	\$156,800
--------------------	-------------------------------	------------------

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

Sub-Total, One Unit	\$156,800
----------------------------	------------------

Sub-Total, 1 Units	\$156,800
---------------------------	------------------

Exterior Features (+)	\$12,800	\$169,600
-----------------------	----------	-----------

Garages (+) 0 sqft	\$0	\$169,600
--------------------	-----	-----------

Quality and Design Factor (Grade)	0.90
-----------------------------------	------

Location Multiplier	0.85
---------------------	------

Replacement Cost	\$129,744
-------------------------	------------------

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+2	1908	1940	85	P		0.85		2,192 sqft	\$129,744	75%	\$32,440	20%	100%	0.760	1.000	100.00	0.00	0.00	\$19,700
2: Detached Garage/Boat H	1	Wood Fr	D	1910	1910	115	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