

89-18-03-230-326.000-030

WITHERBY, SAMUEL M & SAND

3210 BACKMEYER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-294202 (029)/2942

1/2

General Information

Parcel Number 89-18-03-230-326.000-030
Local Parcel Number 50-03-230-326.000-29

Tax ID: 029-53458-00

Routing Number 5003230-043

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County WAYNE

Township WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294202-029
WAYNE-294202 (029)

Section/Plat 5003230

Location Address (1)
3210 BACKMEYER RD
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 2029

Ownership

WITHERBY, SAMUEL M & SANDRA K
3210 BACKMEYER RD
RICHMOND, IN 47374

Legal

PT NE SEC 3-13-1 1.86A PT NE SEC 3-13-1 0.64A



Transfer of Ownership

Date 01/01/1900 Owner WITHERBY, SAMUEL
Doc ID Code Book/Page Adj Sale Price V/I
CO /

Notes

10/31/2024 Misc: 2025 GENERAL REVAUATION
8/15/2018 Misc: 2019 GENERAL REVALUATION

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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (04/22/2025, 04/17/2024, 04/20/2023, 04/22/2022, 04/16/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage (2.50), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (2.50), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.32), Total Acres Farmland (0.00), 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 (\$20,900), 91/92 Value (\$7,200), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$7,200), CAP 3 Value (\$0), and Total Value (\$28,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2740 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	238	\$16,000

Plumbing

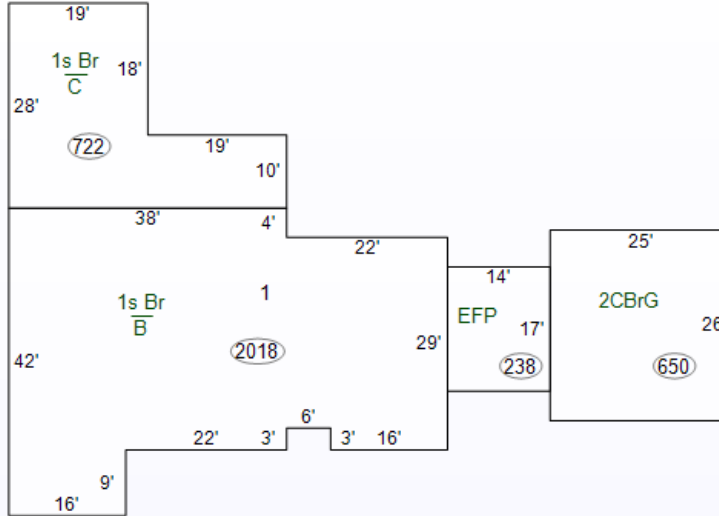
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	13

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
(722)		
(2018)		
(238)		
(650)		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	2740	2740	\$236,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		2018	0	\$55,700	
Crawl		722	0	\$6,600	
Slab					

Total Base \$298,500

Adjustments 1 Row Type Adj. x 1.00 \$298,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1 PS:2 PO:2	\$13,900
No Heating (-)		\$0
A/C (+)	1:2740	\$7,900
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$326,700

Sub-Total, 1 Units

Exterior Features (+)	\$16,000	\$342,700
Garages (+) 650 sqft	\$27,300	\$370,000
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.85

Replacement Cost \$377,400

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	Brick	B	1953	1953	72	A		0.85		4,758 sqft	\$377,400	40%	\$226,440	0%	100%	1.240	1.000	100.00	0.00	0.00	\$280,800