

General Information

Parcel Number
89-18-03-230-413.000-030

Local Parcel Number
50-03-230-413.000-29

Tax ID:
029-22506-00

Routing Number
5003230-059

Ownership

KLONNE, SHELBY
3015 BACKMEYER RD
RICHMOND, IN 47374

Legal
PT NE SEC 3-13-1 0.60A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/16/2023	KLONNE, SHELBY	2023001964	WD	/	\$143,500	V
09/12/2016	NOE, NICHOLAS L &	2016007526	WD	/	\$89,900	V
11/22/2013	FONNAH, GASSAMA	2013010197	PR	/	\$77,000	I
11/04/2013	HOOD-JACK, MILDRE	2013009712	WD	/	\$0	I
01/01/1900	JACK, RICHARD L	2013009712	WD	/		I

Notes

10/28/2024 Misc: 2025 GENERAL REVAUATION

10/29/2018 Misc: 2019 GENERAL REVAUATION
- REMOVE UTILITY SHED

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



Res

Year: 2025

Location Information

County
WAYNE

Township
WAYNE TOWNSHIP

District 030 (Local 029)
RICHMOND CITY -WAYNE TWP

School Corp 8385
RICHMOND COMMUNITY

Neighborhood 294383-029
WAYNE-294383 (029)

Section/Plat
5003230

Location Address (1)
3015 BACKMEYER RD
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"/>
\$28,800	Land	\$28,800	\$24,500	\$21,400	\$20,900	\$20,900
\$28,800	Land Res (1)	\$28,800	\$24,500	\$21,400	\$20,900	\$20,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$114,400	Improvement	\$114,400	\$101,100	\$88,500	\$85,700	\$78,500
\$114,400	Imp Res (1)	\$114,400	\$101,100	\$88,500	\$85,700	\$78,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$143,200	Total	\$143,200	\$125,600	\$109,900	\$106,600	\$99,400
\$143,200	Total Res (1)	\$143,200	\$125,600	\$109,900	\$106,600	\$99,400
\$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 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

Zoning

Subdivision

Lot

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		20	20x406	1.25	\$275	\$344	\$6,880	0%	1.0000	100.00	0.00	0.00	\$6,880
F	F		35	35x267	1.18	\$275	\$325	\$11,375	0%	1.0000	100.00	0.00	0.00	\$11,380
F	F		35	35x165	1.09	\$275	\$300	\$10,500	0%	1.0000	100.00	0.00	0.00	\$10,500
82	A	GE	0	0.070000	1.02	\$2,390	\$2,438	\$171	-100%	1.0000	0.00	100.00	0.00	\$0

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 29, 2025
Review Group 2029

Data Source External Only Collector 09/05/2024 js Appraiser 10/28/2024 Nexus

Land Computations

Calculated Acreage	0.60
Actual Frontage	90
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.60
81 Legal Drain NV	0.00
82 Public Roads NV	0.07
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.53
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	\$28,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1356 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
Patio, Concrete	120	\$1,000
Stoop, Masonry	112	\$3,200
Canopy, Shed Type	112	\$900
Porch, Enclosed Frame	170	\$12,800

Plumbing

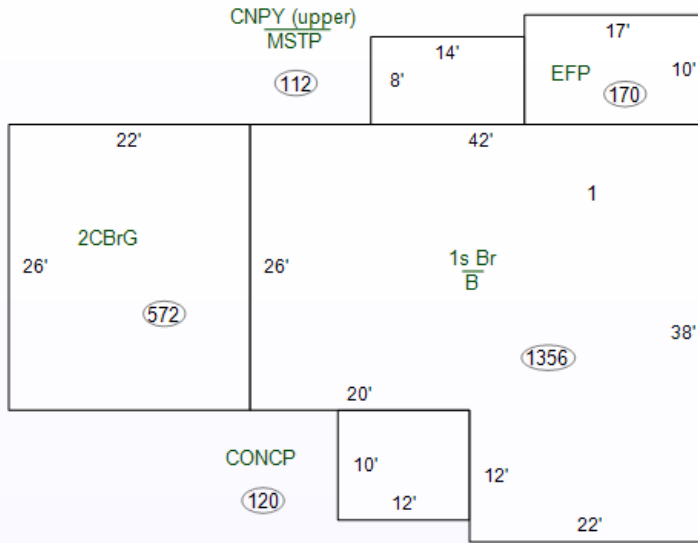
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1356	1356	\$139,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1356	0	\$42,400	
Crawl					
Slab					

Total Base \$182,100

Adjustments 1 Row Type Adj. x 1.00 \$182,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1356	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$188,300

Sub-Total, 1 Units

Exterior Features (+)	\$17,900	\$206,200
Garages (+) 572 sqft	\$22,300	\$228,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$203,936

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	C+1	1964	1964	61	A		0.85		2,712 sqft	\$203,936	42%	\$118,280	22%	100%	1.240	1.000	100.00	0.00	0.00	\$114,400