

General Information

Parcel Number 89-18-03-240-106.000-030
Local Parcel Number 50-03-240-106.000-29

Tax ID: 029-45287-00

Routing Number 5003240-021

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 5003240

Location Address (1)
3310 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

TREDE, STEVEN L & JO ANN TRUST
TREDE FAMILY TRUST
3310 BACKMEYER RD
RICHMOND, IN 47374

Legal

PT NE SEC 3-13-1 1.42A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/07/2019 and 01/01/1900 transactions.

Notes

10/31/2024 Misc: 2025 GENERAL REVAUATION
8/15/2018 Misc: 2019 GENERAL REVALUATION - CORRECT WDDK, BRP SIZE / ADD OBSL TO POOL

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

Table with columns: Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Includes monetary values for each category.

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

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. Rows include land parcels 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (1.42), Actual Frontage (0), Developer Discount, Parcel Acreage (1.42), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.10), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.32), 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 (\$1,700), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$1,700), CAP 3 Value (\$0), Total Value (\$22,600).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2572 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
Portico	170	\$6,900
Patio, Brick	104	\$1,900
Wood Deck	864	\$16,400

Plumbing

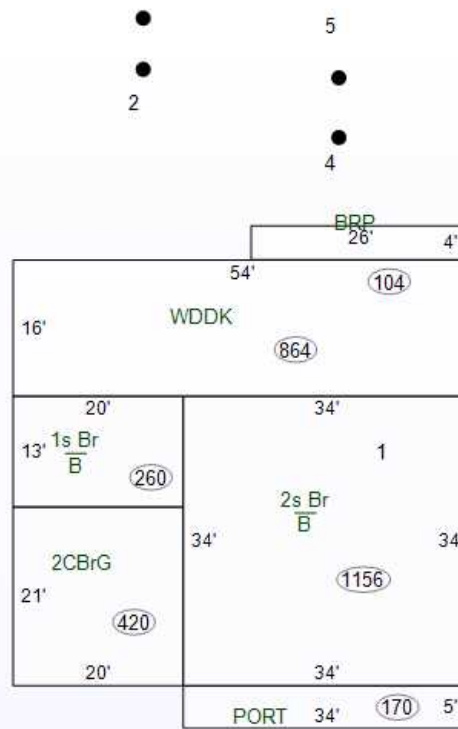
	#	TF
Full Bath	2	6
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1416	1416	\$143,700	
2	7	1156	1156	\$68,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1416	0	\$43,700	
Crawl					
Slab					

Total Base \$256,100

Adjustments 1 Row Type Adj. x 1.00 \$256,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1416 2:1156 \$7,000
No Elec (-)	\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800 \$5,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$273,200

Sub-Total, 1 Units

Exterior Features (+)	\$25,200	\$298,400
Garages (+) 420 sqft	\$17,800	\$316,200
Quality and Design Factor (Grade)	1.15	
Location Multiplier	0.85	
Replacement Cost		\$309,086

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	Brick	B-1	1969	1969	56 A		0.85		3,988 sqft	\$309,086	35%	\$200,910	0%	100%	1.240	1.000	100.00	0.00	0.00	\$249,100
2: Detached Garage/Boat H	1	Wood Fr	C	1990	1990	35 A	\$37.41	0.85	\$31.80	26'x31'	\$25,630	26%	\$18,970	0%	100%	1.240	1.000	100.00	0.00	0.00	\$23,500
3: Lean-to	1	Earth Flo	C	1990	1990	35 A	\$3.80	0.85		5'x10' x 6'	\$162	55%	\$70	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100
4: Patio- Concrete- At grade	1		C	1991	1991	34 A		0.85		27'x36'	\$6,545	26%	\$4,840	0%	100%	1.240	1.000	100.00	0.00	0.00	\$6,000
5: Swimming Pool (R)	1		C	1969	1969	56 A	\$53.13	0.85	\$45.16	20'x40'	\$40,630	85%	\$6,090	50%	100%	1.240	1.000	100.00	0.00	0.00	\$3,800