

89-18-03-240-201.000-030

MURRAY, RICHARD & CECILIA

3601 BACKMEYER RD

510, 1 Family Dwell - Platted Lot

WAYNE-294344 (029)/2943

1/2

General Information

Parcel Number 89-18-03-240-201.000-030
Local Parcel Number 50-03-240-201.000-29

Tax ID: 029-15622-00

Routing Number 5003240-013

Property Class 510
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 294344-029
WAYNE-294344 (029)

Section/Plat 5003240

Location Address (1)
3601 BACKMEYER RD
RICHMOND, IN 47374

Zoning ZO01 Residential

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

MURRAY, RICHARD & CECILIA
3601 BACKMEYER RD
RICHMOND, IN 47374

Legal

LOT 1 MITCHUM ESTATES SUB

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/26/2017 to 01/01/1900.

Notes

10/30/2024 Misc: 2025 GENERAL REVAUATION
5/29/2018 Misc: 2019 GENERAL REVALUATION - REMOVE UTILITY SHED



Res

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

Table with columns: 2025, 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res categories.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 175', CI 100' X 175')

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.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.73), Actual Frontage (107), Developer Discount, Parcel Acreage (0.73), 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 (0.73), 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 (\$43,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$43,400).

Data Source External Only

Collector 09/05/2024 js

Appraiser 10/30/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2314 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
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

Exterior Features

Description	Area	Value
Stoop, Masonry	63	\$2,700
Patio, Concrete	1294	\$10,100

Plumbing

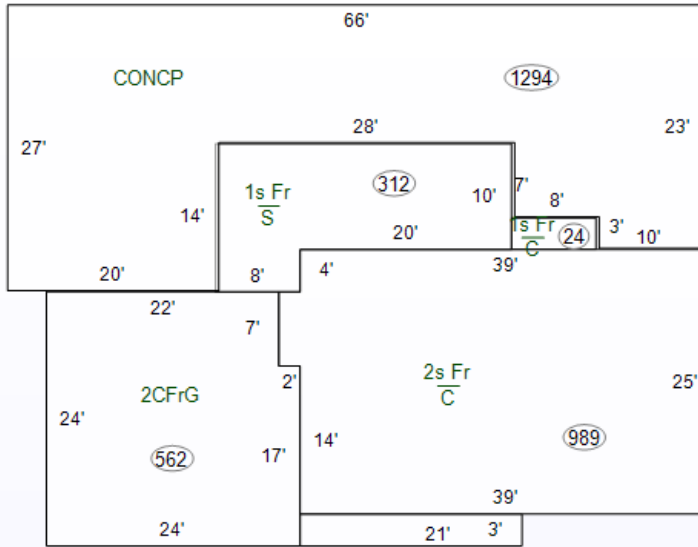
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1325	1325	\$125,500	
2	1Fr	989	989	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1013	0	\$7,700	
Slab		312	0	\$0	

Total Base \$185,200
Adjustments 1 Row Type Adj. x 1.00 \$185,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1325 2:989	\$6,400
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$1,700
Elevator (+)		\$0

Sub-Total, One Unit \$201,800

Sub-Total, 1 Units	
Exterior Features (+)	\$12,800 \$214,600
Garages (+) 562 sqft	\$21,400 \$236,000
Quality and Design Factor (Grade)	1.00
Location Multiplier	0.85
Replacement Cost	\$200,600

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	C	1976	1976	49	A		0.85		2,314 sqft	\$200,600	35%	\$130,390	0%	100%	1.230	1.000	100.00	0.00	0.00	\$160,400