

89-18-03-440-104.000-030

REDMYER, JUDY L

3417 BRECKENRIDGE DR

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-03-440-104.000-030
Local Parcel Number 50-03-440-104.000-29

Tax ID: 029-00970-15

Routing Number 5003440-022

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 293454-029
WAYNE-293454 (029)

Section/Plat 5003440

Location Address (1)
3417 BRECKENRIDGE DR
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

REDMYER, JUDY L
3417 BRECKENRIDGE DR
RICHMOND, IN 47374

Legal

LOT 13 WYNFIELD SEC 1



Transfer of Ownership

Date 01/01/1900 Owner REDMYER, JUDY L Doc ID CO Book/Page Adj Sale Price V/I

Notes

10/10/2024 Misc: 2025 GENERAL REVAUATION
6/5/2018 Misc: 2019 GENERAL REVALUATION - CORRECT CONCP SIZE / ADD APRON, OBSL TO POOL

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 (\$42,100, \$232,800, \$274,900, etc.).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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: Computation Name (Calculated Acreage, Actual Frontage, etc.) and Value (0.28, 96, etc.).

Data Source External Only

Collector 09/05/2024 js

Appraiser 10/10/2024 Nexus

Total Value \$42,100

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1743 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
Stoop, Masonry	28	\$1,800
Canopy, Roof Extension	28	\$800
Porch, Open Frame	138	\$8,300
Patio, Concrete	737	\$5,300

Plumbing

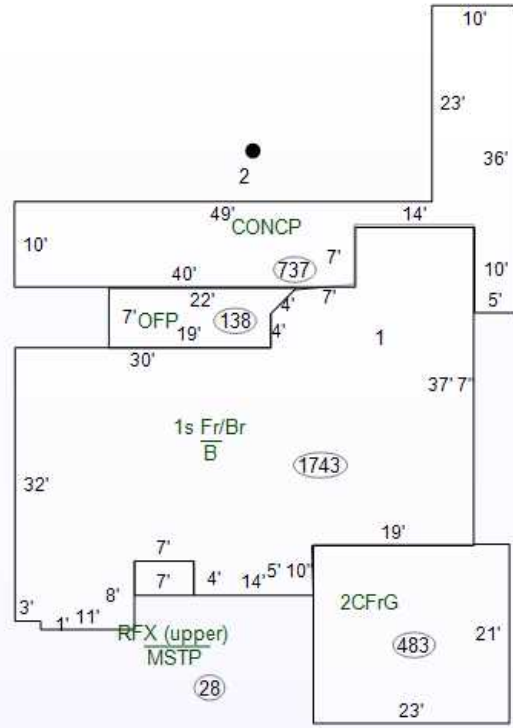
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

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
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	92	1743	1743	\$156,000
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1743	0		\$50,400
Crawl				
Slab				

Total Base \$206,400

Adjustments 1 Row Type Adj. x 1.00 \$206,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1743	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$216,600

Sub-Total, 1 Units

Exterior Features (+)	\$16,200	\$232,800
Garages (+) 483 sqft	\$20,100	\$252,900
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.85
Replacement Cost		\$247,210

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	2/6 Maso	B-1	1993	1993	32	A		0.85		3,486 sqft	\$247,210	24%	\$187,880	0%	100%	1.220	1.000	100.00	0.00	0.00	\$229,200
2: Swimming Pool (R)	1		C	1995	1995	30	A	\$54.08	0.85	\$57.33	18'x36'	\$39,820	85%	\$5,970	50%	100%	1.220	1.000	100.00	0.00	0.00	\$3,600