

89-18-10-200-725.000-030

FORMECK, STEPHEN R & WEND

3523 EAGLE TRACE

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-10-200-725.000-030
Local Parcel Number 50-10-200-725.000-29

Ownership

FORMECK, STEPHEN R & WENDY S
3523 EAGLE TRACE
RICHMOND, IN 47374

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/06/2014 and 01/01/1900.

Notes

11/17/2022 Misc: 2023 GENERAL REVAL

Tax ID: 029-04078-35

Legal

LOT 102 HUNTERS POINTE SEC 5

Routing Number 5010200-070

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2025

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.

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 5010200
Location Address (1) 3523 EAGLE TRACE RICHMOND, IN 47374

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Zoning ZO01 Residential

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.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025
Review Group 2027

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	3240 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
Porch, Open Frame	306	\$14,000
Wood Deck	148	\$3,700

Plumbing

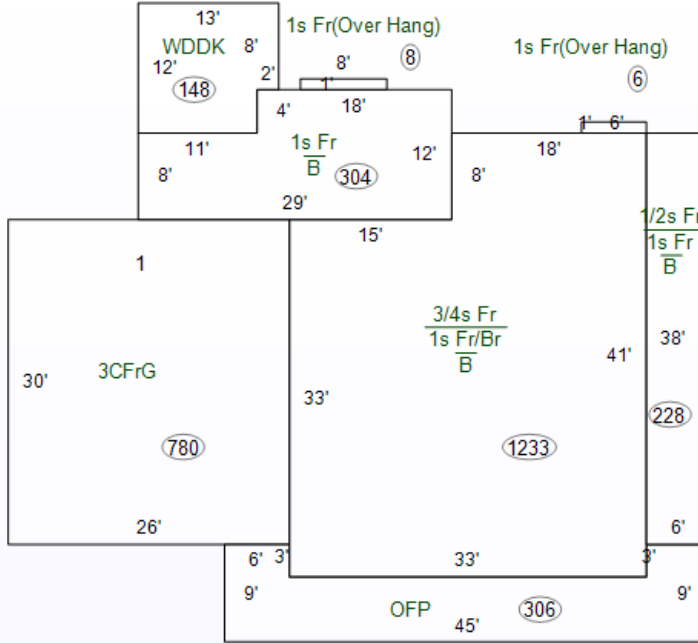
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	8	13

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
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1779	1779	\$155,200	
2					
3					
4					
1/4					
1/2	1Fr	228	228	\$16,600	
3/4	1Fr	1233	1233	\$52,700	
Attic					
Bsmt		1765	0	\$50,900	
Crawl					
Slab					

Total Base \$275,400

Adjustments 1 Row Type Adj. x 1.00 \$275,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)	1:1779 3/4:1233	\$6,800
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$290,200

Sub-Total, 1 Units

Exterior Features (+)	\$17,700	\$307,900
Garages (+) 780 sqft	\$30,400	\$338,300
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$316,311

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 1/2	1/6 Maso	C+2	2004	2004	21	A		0.85		5,005 sqft	\$316,311	22%	\$246,720	0%	100%	1.220	1.000	100.00	0.00	0.00	\$301,000