

General Information

Parcel Number 89-18-03-330-104.029-030
Local Parcel Number 50-03-330-104.290-29

Tax ID: 029-30451-29

Routing Number 5003330-038

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 293356-029
MEADOWPARK SEC 10, 11 & 12-2

Section/Plat 5003330

Location Address (1)
2708 WESTMINSTER AVE
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
Improving

Printed Tuesday, April 29, 2025

Review Group 2027

Ownership

HODGIN, DUANE E & SANDRA K
2708 WESTMINSTER AVE
RICHMOND, IN 47374

Legal

LOT 180 MEADOW PARK SEC 11



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 05/03/2013 and 01/01/1900.

Notes

11/28/2022 Misc: 2023 GENERAL REVALUATION

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2022-2025.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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. Row shows data for F, F, 90, 90x112, 0.94, \$618, \$581, \$52,290, 0%, 1.0000, 100.00, 0.00, 0.00, \$52,290.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.23), Actual Frontage (90), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$52,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$52,300).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1885 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
Porch, Open Frame	106	\$6,300
Porch, Enclosed Frame	210	\$13,800
Patio, Flagstone	176	\$3,100

Plumbing

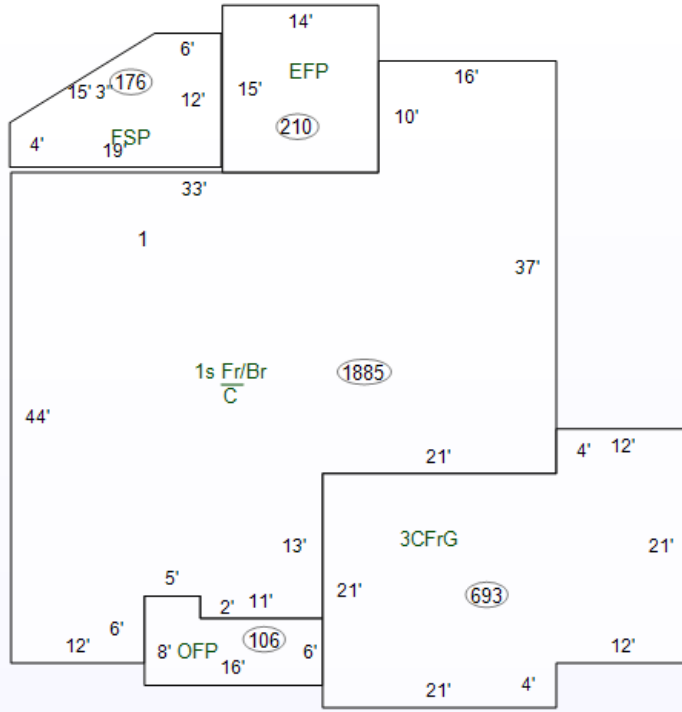
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
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	1885	1885	\$164,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1885	0	\$10,700	
Slab				

Total Base \$174,800

Adjustments 1 Row Type Adj. x 1.00 \$174,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1885	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$190,900

Sub-Total, 1 Units

Exterior Features (+)	\$23,200	\$214,100
Garages (+) 693 sqft	\$27,500	\$241,600
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.85
Replacement Cost		\$225,896

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	C+2	2005	2005	20	A		0.85		1,885 sqft	\$225,896	20%	\$180,720	0%	100%	1.220	1.000	100.00	0.00	0.00	\$220,500