

89-18-03-430-211.000-030

GRIFFITH, JESSICA DANIELLE

3130 HODGIN RD

510, 1 Family Dwell - Platted Lot

WAYNE-293353 (029)/2933 1/2

General Information

Parcel Number 89-18-03-430-211.000-030
Local Parcel Number 50-03-430-211.000-29

Tax ID: 029-15238-00

Routing Number 5003430-070

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 293353-029 WAYNE-293353 (029)

Section/Plat 5003430

Location Address (1) 3130 HODGIN 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

GRIFFITH, JESSICA DANIELLE & DE OMBREY DAVIS JTWROS 3130 HODGIN RD RICHMOND, IN 47374

Legal

LOT 24 WOODGATE ADDN SEC 1



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/25/2017 and 01/01/1900.

Notes

11/13/2024 Misc: 2024; ADDED 240 SQFT GARAGE ADDITION: F/C COMPLETED 11/13/24, PER # PILP24-074.
7/23/2024 Misc: 2025 GENERAL REVAUATION
9/27/2018 Misc: 2019 GENERAL REVALUATION - SFD GR C, COND G
10/24/2017 Misc: 2018 SALES DISCLOSURE: ADD ADDN FIXTURE PER MLS AND F/C 10/2/17

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, 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).

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.31), Actual Frontage (105), Developer Discount, Parcel Acreage (0.31), 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 (0.31), 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 (\$44,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$44,000).

Data Source External Only

Collector 07/05/2024 js

Appraiser 07/23/2024 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1865 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
- Metal
- Wood Shingle
- Asphalt
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Stoop, Masonry	95	\$3,200
Canopy, Roof Extension	95	\$1,600
Patio, Concrete	130	\$1,000

Plumbing

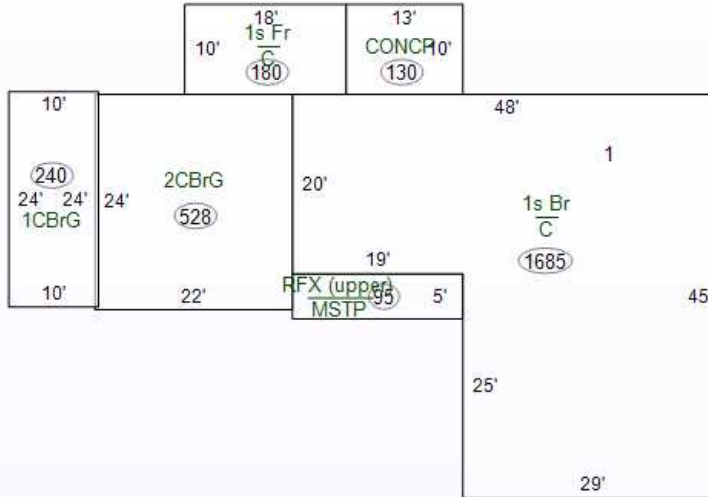
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1865	1865	\$171,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1865	0	\$10,700	
Slab					

Total Base \$182,600

Adjustments 1 Row Type Adj. x 1.00 \$182,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1865	\$5,600
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$191,400

Sub-Total, 1 Units

Exterior Features (+)	\$5,800	\$197,200
Garages (+) 768 sqft	\$35,300	\$232,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85

Replacement Cost \$197,625

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	5/6 Maso	C	1983	1985	40	A			0.85		1,865 sqft	\$197,625	28%	\$142,290	0%	100%	1.300	1.000	100.00	0.00	0.00	\$185,000