

89-18-10-200-103.000-030

BENGE, CARMELA & DARYL

3391 HODGIN RD

510, 1 Family Dwell - Platted Lot

WAYNE-293454 (029)/2934

1/2

General Information

Parcel Number 89-18-10-200-103.000-030
Local Parcel Number 50-10-200-103.000-29
Tax ID: 029-37621-00
Routing Number 5010200-004
Property Class 510
1 Family Dwell - Platted Lot

Ownership

BENGE, CARMELA & DARYL
3391 HODGIN RD
RICHMOND, IN 47374
Legal
LOT 38 HUNTERS POINTE SEC 2

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/02/2023 to 01/01/1900.

Notes

2/26/2024 Misc: 2024; SALES REVIEW
12/13/2022 CYCLICAL: 2023 GENERAL REVAL



Res

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 5010200
Location Address (1)
3391 HODGIN RD
RICHMOND, IN 47374

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 (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

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.

Zoning ZO01 Residential
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

Data Source External Only Collector 11/17/2022 jh Appraiser 12/13/2022 Nexus

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.43), Actual Frontage (95), Developer Discount, Parcel Acreage (0.43), 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 (0.43), 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 (\$49,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$49,900).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 2002 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	48	\$4,300
Wood Deck	256	\$5,400

Plumbing

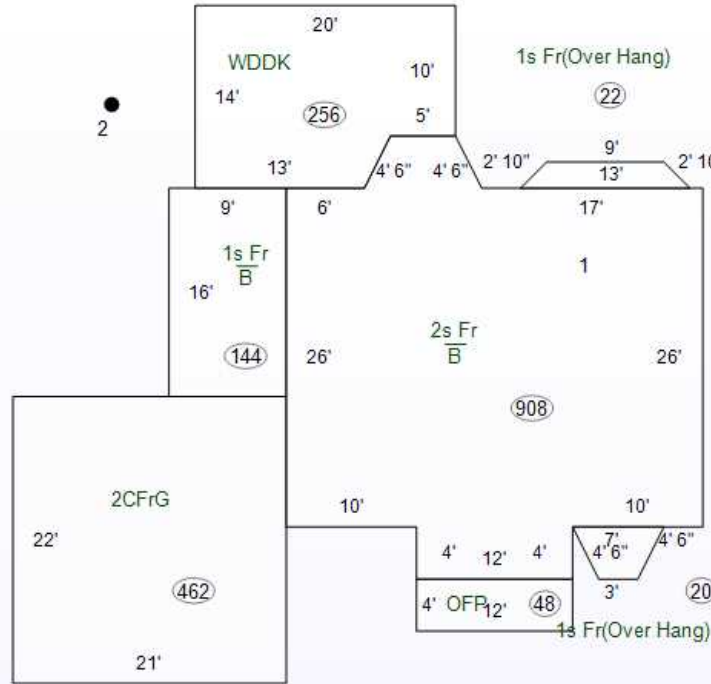
#	TF
Full Bath	3
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1
Total	7

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1094	1094	\$111,500	
2	1Fr	908	908	\$48,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1052	0	\$35,800	
Crawl					
Slab					

Total Base \$196,100
Adjustments 1 Row Type Adj. x 1.00 \$196,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1094 2:908	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800	\$7,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$213,700

Sub-Total, 1 Units

Exterior Features (+)	\$9,700	\$223,400
Garages (+) 462 sqft	\$18,900	\$242,300
Quality and Design Factor (Grade)	1.20	
Location Multiplier	0.85	

Replacement Cost \$247,146

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	B	1989	2010	15	G		0.85		3,054 sqft	\$247,146	10%	\$222,430	0%	100%	1.220	1.000	100.00	0.00	0.00	\$271,400
2: Utility Shed	1	SV	D	2004	2004	21	A		0.85		8'x12'		55%		0%	100%	1.220	1.000	100.00	0.00	0.00	\$0