

General Information

Parcel Number
89-18-10-200-202.000-030

Local Parcel Number
50-10-200-202.000-29

Tax ID:
029-42501-00

Routing Number
5010200-110

Ownership

SINGH, WIN & HARPREET KAUR JT
3121 HODGIN RD
RICHMOND, IN 47374

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/09/2011	SINGH, WIN & HARP	2011004186	WD	/	\$186,000	V
06/10/2010	TAMPIO, JOSEPH V &	2010004032	WD	/	\$192,000	V
01/01/1900	VIDAS, DENNIS & AN	2010004032	WD	/	\$192,000	I

Notes
12/13/2022 CYCLICAL: 2023 GENERAL REVAL

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Legal
PT NE SEC 10-13-1 0.879A



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)
3121 HODGIN RD
RICHMOND, IN 47374

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/19/2025	As Of Date	04/22/2025	04/17/2024	04/20/2023	04/22/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$61,200	Land	\$61,200	\$52,000	\$45,600	\$45,600	\$45,600
\$61,200	Land Res (1)	\$61,200	\$52,000	\$45,600	\$45,600	\$45,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$227,600	Improvement	\$227,600	\$192,900	\$169,500	\$160,000	\$149,100
\$227,600	Imp Res (1)	\$227,600	\$192,900	\$169,500	\$160,000	\$149,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$288,800	Total	\$288,800	\$244,900	\$215,100	\$205,600	\$194,700
\$288,800	Total Res (1)	\$288,800	\$244,900	\$215,100	\$205,600	\$194,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

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
F	F		150	150x260	1.14	\$477	\$544	\$81,600	-25%	1.0000	100.00	0.00	0.00	\$61,200

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
All

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

Calculated Acreage	0.90
Actual Frontage	150
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.90
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	0.90
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	\$61,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$61,200

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 3004 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	155	\$8,300
Patio, Concrete	860	\$6,900

Plumbing

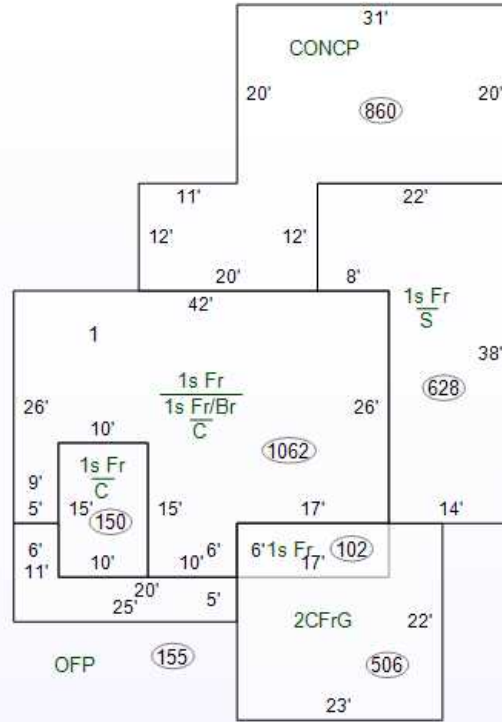
	#	TF
Full Bath	1	3
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	8	12

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
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1840	1840	\$160,000	
2 1Fr	1164	1164	\$57,800	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1212	0	\$8,400	
Slab	628	0	\$0	
Total Base			\$226,200	

Adjustments

1 Row Type Adj. x 1.00		\$226,200
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1840 2:1164	\$7,800
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$1,800
Elevator (+)		\$0
Sub-Total, One Unit		\$246,100

Sub-Total, 1 Units		
Exterior Features (+)	\$15,200	\$261,300
Garages (+) 506 sqft	\$20,100	\$281,400
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$239,190

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	1/6 Maso	C	2001	2001	24 A		0.85		3,004 sqft	\$239,190	22%	\$186,570	0%	100%	1.220	1.000	100.00	0.00	0.00	\$227,600