

General Information

Parcel Number 89-18-11-000-106.000-028
Local Parcel Number 50-11-000-106.000-15

Tax ID: 015-01998-00
Routing Number

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

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015) WAYNE TOWNSHIP
School Corp 8385 RICHMOND COMMUNITY
Neighborhood 154158-015 S/E WAYNE-154158 (015 S/E)
Section/Plat 5011000
Location Address (1) 4311 HODGIN RD 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

Ownership

PAGE, CHRISTOPHER A
4311 HODGIN RD
RICHMOND, IN 47374

Legal

PT NW SEC 11-13-1 0.45A DITCH # 506-00055-00



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

Table with 7 columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Valuation (Land, Improvement, Total). Rows include years 2022-2025 and various valuation categories.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with 15 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 1: 9, A, 0, 0.450000, 1.57, \$20,900, \$32,813, \$14,766, 0%, 1.0000, 100.00, 0.00, 0.00, \$14,770

Transfer of Ownership

Date 01/01/1900 Owner PAGE, CHRISTOPHE Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/13/2022 CYCLICAL: 2023 GENERAL REVAL

Land Computations

Table with 2 columns: Land Computations and Value. Rows include Calculated Acreage (0.45), Actual Frontage (0), Developer Discount, Parcel Acreage (0.45), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.45), 91/92 Acres (0.00), Total Acres Farmland (0.00), 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 (\$14,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,800)

General Information

| | |
|----------------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 1240 sqft |
| Make | |

Floor Finish

| | |
|--|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input type="checkbox"/> Sub & Joist | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input 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 |
|------------------------|------|---------|
| Patio, Concrete | 72 | \$600 |
| Canopy, Roof Extension | 72 | \$1,300 |
| Patio, Concrete | 240 | \$1,900 |
| Canopy, Shed Type | 240 | \$1,900 |

Plumbing

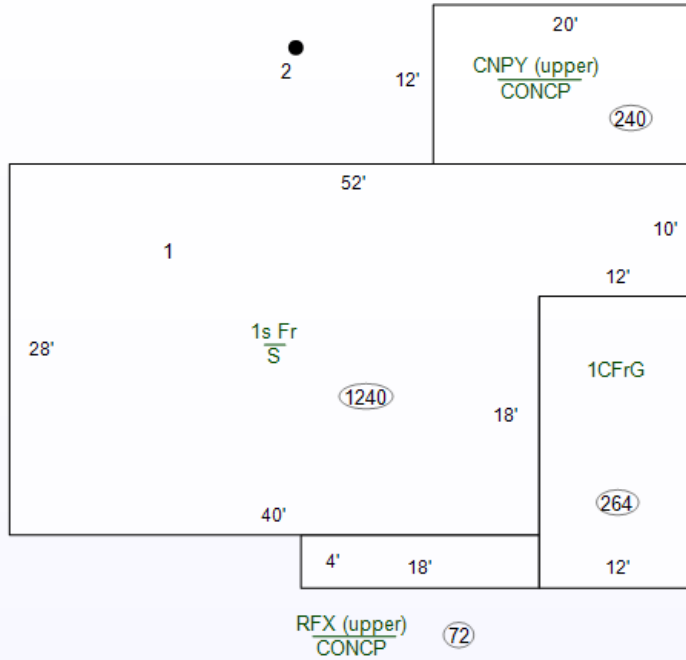
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 7 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 5 |

Heat Type

Heat Pump



| Description | Count | Value |
|--------------------|-------|-------|
| Specialty Plumbing | | |

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-----------|--------|
| 1 1Fr | 1240 | 1240 | \$121,000 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | | | |
| Crawl | | | | |
| Slab | 1240 | 0 | \$0 | |

Total Base \$121,000

Adjustments 1 Row Type Adj. x 1.00 \$121,000

| | | |
|------------------|-------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1240 | \$4,200 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 | \$1,600 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$126,800

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|------------------|
| Exterior Features (+) | \$5,700 | \$132,500 |
| Garages (+) 264 sqft | \$12,800 | \$145,300 |
| Quality and Design Factor (Grade) | | 0.95 |
| Location Multiplier | | 0.85 |
| Replacement Cost | | \$117,330 |

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 | Wood Fr | C-1 | 1964 | 1975 | 50 | A | | 0.85 | | 1,240 sqft | \$117,330 | 35% | \$76,260 | 0% | 100% | 1.080 | 1.000 | 100.00 | 0.00 | 0.00 | \$82,400 |
| 2: Utility Shed | 1 | SV | D | 2015 | 2015 | 10 | A | | 0.85 | | 8'x12' | | 30% | | 0% | 100% | 1.080 | 1.000 | 100.00 | 0.00 | 0.00 | \$0 |