

89-18-11-000-108.000-028

CARR, THEODORE M & KIM D

4263 HODGIN RD

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE-154158 (015 S/E)/1

1/2

General Information

Parcel Number 89-18-11-000-108.000-028
Local Parcel Number 50-11-000-108.000-15

Tax ID: 015-00315-00

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)
4263 HODGIN RD
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

CARR, THEODORE M & KIM D
4263 HODGIN RD
RICHMOND, IN 47374

Legal

PT NW SEC 11-13-1 0.45A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Contains three rows of ownership transfer records.

Notes

12/13/2022 CYCLICAL: 2023 GENERAL REVAL

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

Table with columns: 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). Contains valuation data for years 2022-2025.

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

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. Contains land data for parcel 9 A.

Land Computations

Table with columns: Computation Name, Value. Lists various land computations such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 11/17/2022 jh

Appraiser 12/13/2022 Nexus

Total Value \$14,800

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1692 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**

Plumbing

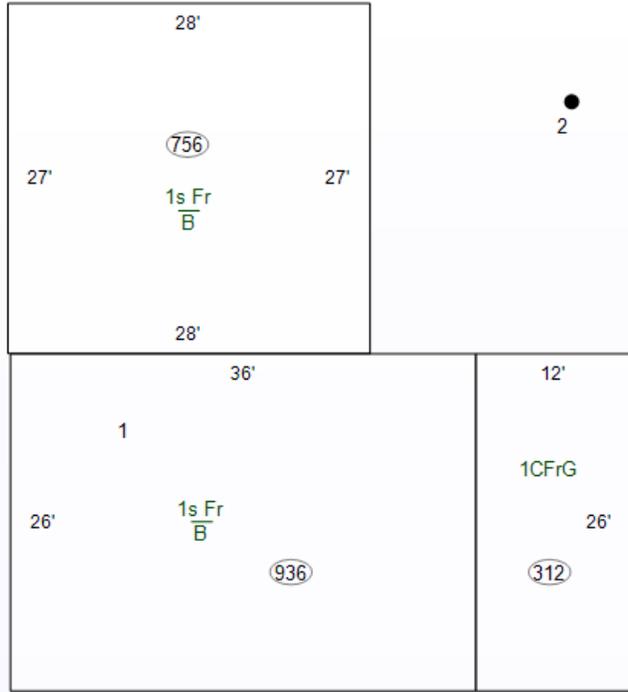
**TF**
Full Bath 2 6
Half Bath 0 0
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 0 0
Total 4 8

Accommodations

Bedrooms 3
Living Rooms 1
Dining Rooms 0
Family Rooms 0
Total Rooms 4

Heat Type

Central Warm Air



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1692	1692	\$147,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1692	0	\$49,300	
Crawl					
Slab					

Total Base \$196,700

Adjustments 1 Row Type Adj. x 1.00 \$196,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1692	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$204,300

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$204,300
Garages (+) 312 sqft	\$15,000	\$219,300
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.85	

Replacement Cost \$177,085

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	Wood Fr	C-1	1975	1996	29	A			0.85		3,384 sqft	\$177,085	24%	\$134,580	0%	100%	1.080	1.000	100.00	0.00	0.00	\$145,300
2: Barn, Pole (T3)	1	T3AW	C	2021	2021	4	A		\$27.06	0.85		16' x 20' x 8'	\$6,385	10%	\$5,750	0%	100%	1.080	1.000	100.00	0.00	0.00	\$6,200