

General Information

Parcel Number 89-18-11-000-110.000-028
Local Parcel Number 50-11-000-110.000-15

Tax ID: 015-00313-00

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)
4207 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 Improving

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

CHARLES, RICHARD & KAREN
4207 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. Rows include transactions from 10/22/2021 to 01/01/1900.

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: 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 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.

Land Computations

Table with columns: Computation Name, 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 1848 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
Patio, Concrete	400	\$2,900
Wood Deck	400	\$7,900
Canopy, Shed Type	400	\$2,900
Porch, Open Frame	200	\$10,100

Plumbing

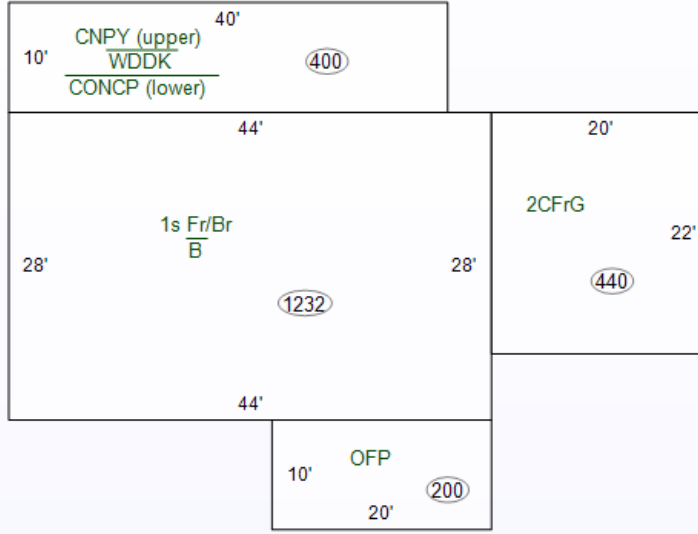
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	91A	1232	1232	\$121,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1232	616		\$66,300
Crawl				
Slab				

Total Base \$187,700

Adjustments 1 Row Type Adj. x 1.00 \$187,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1232	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$193,500

Sub-Total, 1 Units

Exterior Features (+)	\$23,800	\$217,300
Garages (+) 440 sqft	\$18,900	\$236,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$200,770

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	1/6 Maso	C	1964	1984	41	G		0.85		2,464 sqft	\$200,770	28%	\$144,550	0%	100%	1.080	1.000	100.00	0.00	0.00	\$156,100
2: Detached Garage/Boat H	1	Wood Fr	C	1988	1988	37	A	\$44.13	0.85	\$37.51	20'x24'	\$18,005	28%	\$12,960	0%	100%	1.080	1.000	100.00	0.00	0.00	\$14,000
3: Utility Shed	1	SV	D	1995	1995	30	A		0.85		8'x12'		60%		0%	100%	1.080	1.000	100.00	0.00	0.00	\$0