

General Information

Parcel Number 89-18-11-000-111.000-028
Local Parcel Number 50-11-000-111.000-15
Tax ID: 015-00999-00
Routing Number

Ownership

BOYD, DON A
4201 HODGIN RD
RICHMOND, IN 47374
Legal
PT NW SEC 11-13-1 1.91A, 2.32A & 0.33A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/27/2022 to 01/01/1900.

Notes

12/13/2022 CYCLICAL: 2023 GENERAL REVAL

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



Res

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015)
School Corp 8385
Neighborhood 154158-015 S/E
Section/Plat 5011000
Location Address (1) 4201 HODGIN RD RICHMOND, IN 47374

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, Improvement, Total. Rows show 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. Rows include land parcels 9, 91, and 82.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads Paved TIF
Neighborhood Life Cycle Stage Improving

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (4.56), Actual Frontage (0), Developer Discount, Parcel Acreage (4.56), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.09), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (3.47), 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 (\$20,900), 91/92 Value (\$16,700), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$16,700), CAP 3 Value (\$0), Total Value (\$37,600).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 880 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, Enclosed Frame  | 96   | \$9,400 |
| Porch, Open Frame      | 48   | \$4,300 |
| Canopy, Roof Extension | 48   | \$1,000 |
| Patio, Concrete        | 48   | \$400   |
| Wood Deck              | 192  | \$4,600 |

**Plumbing**

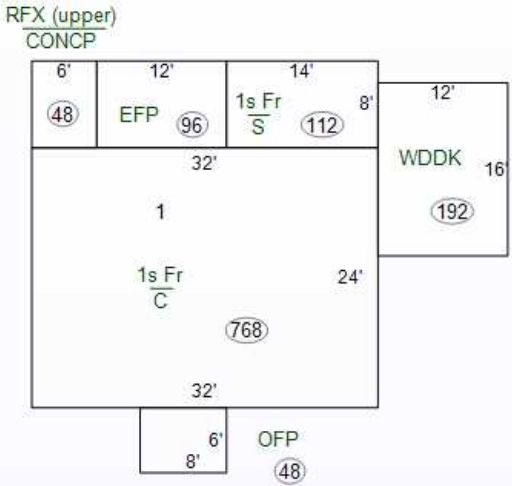
**# TF**  
**Full Bath** 1 3  
**Half Bath** 0 0  
**Kitchen Sinks** 1 1  
**Water Heaters** 1 1  
**Add Fixtures** 0 0  
**Total** 3 5

**Accommodations**

**Bedrooms** 2  
**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        | 880  | 880    | \$94,800          |           |
| 2            |      |        |                   |           |
| 3            |      |        |                   |           |
| 4            |      |        |                   |           |
| 1/4          |      |        |                   |           |
| 1/2          |      |        |                   |           |
| 3/4          |      |        |                   |           |
| Attic        |      |        |                   |           |
| Bsmt         |      |        |                   |           |
| Crawl        | 768  | 0      | \$6,700           |           |
| Slab         | 112  | 0      | \$0               |           |
|              |      |        | <b>Total Base</b> | \$101,500 |

**Adjustments**

| Adjustments                | 1 Row Type Adj. x 1.00 | Value     |
|----------------------------|------------------------|-----------|
| Unfin Int (-)              |                        | \$0       |
| Ex Liv Units (+)           |                        | \$0       |
| Rec Room (+)               |                        | \$0       |
| Loft (+)                   |                        | \$0       |
| Fireplace (+)              |                        | \$0       |
| No Heating (-)             |                        | \$0       |
| A/C (+)                    |                        | \$0       |
| No Elec (-)                |                        | \$0       |
| Plumbing (+ / -)           | 5 - 5 = 0 x \$0        | \$0       |
| Spec Plumb (+)             |                        | \$0       |
| Elevator (+)               |                        | \$0       |
| <b>Sub-Total, One Unit</b> |                        | \$101,500 |

**Sub-Total, 1 Units**

|                                   |          |           |
|-----------------------------------|----------|-----------|
| Exterior Features (+)             | \$19,700 | \$121,200 |
| Garages (+) 0 sqft                | \$0      | \$121,200 |
| Quality and Design Factor (Grade) |          | 0.95      |
| Location Multiplier               |          | 0.85      |
| <b>Replacement Cost</b>           |          | \$97,869  |

**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   | 1954       | 1995     | 30         | A  |           | 0.85 |          | 880 sqft | \$97,869 | 24%      | \$74,380      | 0%      | 100% | 1.080 | 1.250 | 100.00 | 0.00  | 0.00   | \$100,400    |
| 2: Detached Garage/Boat H | 1            | Wood Fr     | D     | 1954       | 1954     | 71         | A  | \$41.04   | 0.85 | \$27.91  | 24'x28'  | \$18,754 | 50%      | \$9,380       | 0%      | 100% | 1.080 | 1.000 | 100.00 | 0.00  | 0.00   | \$10,100     |
| 3: Frame Corn Crib        | 1            | SV          | D     | 1954       | 1954     | 71         | A  |           | 0.85 |          | 18' x22' |          | 65%      |               | 0%      | 100% | 1.000 | 1.000 | 0.00   | 0.00  | 100.00 | \$100        |
| 4: Utility Shed           | 1            | SV          | D     | 2020       | 2020     | 5          | A  |           | 0.85 |          | 8'x12'   |          | 20%      |               | 0%      | 100% | 1.080 | 1.000 | 100.00 | 0.00  | 0.00   | \$0          |