

General Information

Parcel Number 89-18-12-000-104.000-028
Local Parcel Number 50-12-000-104.000-15

Tax ID: 015-00860-00

Routing Number

Property Class 521
2 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 5012000

Location Address (1)
5611 HODGIN RD
RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

PERRY, HERBERT E & CYNTHIA S
5611 HODGIN RD
RICHMOND, IN 47374

Legal

PT NW SEC 12-13-1 1A DITCH #506-00073-00



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

Table with 7 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 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

Transfer of Ownership

Date 01/01/1900 Owner PERRY, HERBERT E Doc ID Code Book/Page Adj Sale Price V/I

Notes

12/13/2022 CYCLICAL: 2023 GENERAL REVAL

Land Computations

Table with 2 columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$20,400

General Information

Occupancy	Single-Family
Description	SFD
Story Height	1
Style	N/A
Finished Area	1812 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" 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
Wood Deck	200	\$4,600
Stoop, Masonry	102	\$3,200

Plumbing

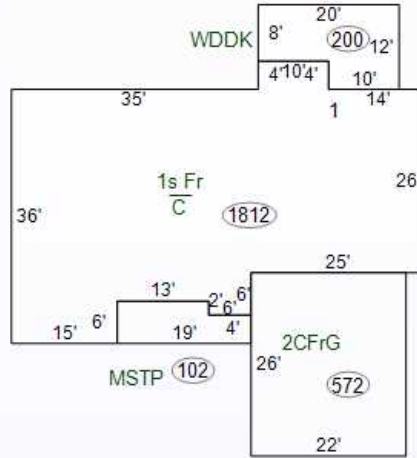
	#	TF
Full Bath	2	6
Half Bath	1	2 2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

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

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 1Fr	1812	1812	\$154,300	
2				
3				
4 4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1812	0	\$10,500	
Slab				

Total Base \$164,800

Adjustments 1 Row Type Adj. x 1.00 \$164,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1812	\$5,400
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$182,300

Sub-Total, 1 Units

Exterior Features (+)	\$7,800	\$190,100
Garages (+) 572 sqft	\$21,400	\$211,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.85
Replacement Cost		\$179,775

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: SFD	1	Wood Fr	C	1991	1991	34 A		0.85		1,812 sqft	\$179,775	26%	\$133,030	0%	100%	1.080	1.000	100.00	0.00	0.00	\$143,700
2: Car Shed	1		E	2009	2009	16 F	\$31.79	0.85	\$8.74	12'x40'	\$4,194	35%	\$2,730	0%	100%	1.080	1.000	0.00	100.00	0.00	\$2,900
3: Type 3 Barn	1	T3AW	C	2004	2004	21 A	\$18.39	0.85		30' x 48' x 12'	\$17,765	40%	\$10,660	0%	100%	1.080	1.000	100.00	0.00	0.00	\$11,500
4: Utility Shed	1	SV	C	1992	1992	33 F		0.85		10'x14'		70%		0%	100%	1.080	1.000	0.00	100.00	0.00	\$0

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 528 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
Stoop, Masonry	48	\$2,300
Canopy, Shed Type	48	\$500

Plumbing

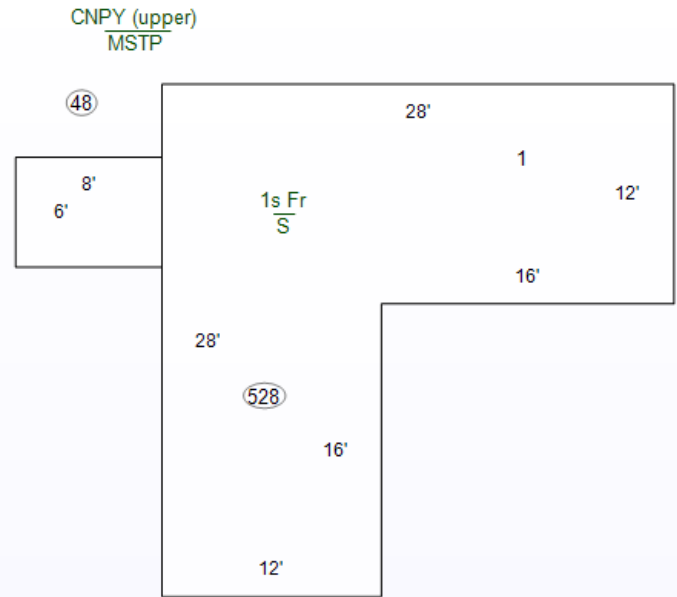
	#	TF
Full Bath	0	0
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	0	0
Total	2	3

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	528	528	\$66,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	528	0	\$0	
			Total Base	\$66,300

Adjustments

1 Row Type Adj. x 1.00		\$66,300
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	3 - 5 = -2 x \$0	(\$1,600)
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$64,700

Sub-Total, 1 Units

Exterior Features (+)	\$2,800	\$67,500
Garages (+) 0 sqft	\$0	\$67,500
Quality and Design Factor (Grade)		0.60
Location Multiplier		0.85
Replacement Cost		\$34,425

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	E+2	1999	1999	26	A		0.85		528 sqft	\$34,425	28%	\$24,790	0%	100%	1.080	1.000	100.00	0.00	0.00	\$26,800

