89-18-12-000-104.000-028	PER	RY, HEF	RBERT E	& CYNTH	IA 56 [,]	11 HODGI	N RD		52	21, 2 Fan	nily D	well - Un	platte	d (0 to 9.9	WAYNE-154158 (015 S/	Ξ)/1 ^{1/4}
General Information			Ownershi					Tra	ansfer o	of Owners	ship				Notes	
Parcel Number		ry, here Hodgin		CYNTHIA S	Dat	te O	wner		I			ook/Page	Adj Sa	le Price V/I	12/13/2022 CYCLICAL: 2023 GENER	AL REVAL
89-18-12-000-104.000-028		HODGIN IMOND, II			01/	01/1900 P	ERRY, H	ERBERT E			CO	1		I		
Local Parcel Number 50-12-000-104.000-15		- ,														
Tax ID: 015-00860-00			Legal													
Routing Number	PT NW	/ SEC 12-13-	1 1A DITCI	1 #506-00073-00)											
Routing Number																
Property Class 521 2 Family Dwell - Unplatted (0 to 9.9										Re						
Year: 2025				Records (V		-			ed valu		e subje			0001		
Location Information		202 WI		ssment Year on For Chan		202 A		2024 AA		2023 AA		202: A/		2021 AA		
County		02/19/202			ige	04/22/202		04/17/2024	ſ	04/20/2023		04/22/202		04/16/2021		
WAYNE		na Cost Mc		tion Method	l Ind	iana Cost Mo		na Cost Mod		a Cost Mod	Indiar	a Cost Mo		na Cost Mod		
Township	aid	1.000		ization Fact		1.000		1.0000	indiane	1.0000	maran	1.000		1.0000		
WAYNE TOWNSHIP			· · ·	e Required												
District 028 (Local 015)		\$20,40				\$20,40	0	\$17,300		\$15,100		\$15,10)	\$15,100		
WAYNE TOWNSHIP		\$20,40	0 Land	Res (1)		\$20,40	0	\$17,300		\$15,100		\$15,10	0	\$15,100		
School Corp 8385			0 Land 0 Land	Non Res (2 Non Res (3)	\$(\$(\$0 \$0		\$0 \$0		\$(\$(\$0 \$0		
RICHMOND COMMUNITY		\$184,90		vement)	\$184,90	_	\$190,200		\$167,800		\$166,70		\$152,900		
Neighborhood 154158-015 S/E		\$182,00	0 Imp	Res (1)		\$182,00	D	\$187,500		\$126,700		\$125,000	0	\$116,400		
WAYNE-154158 (015 S/E)		\$2,90		Non Res (2) Non Res (3)		\$2,90 \$		\$2,700 \$0		\$24,400 \$16,700		\$24,000 \$17,700		\$22,100 \$14,400		
Section/Plat		\$205,30		NOT INES (3)		\$205,30	_	\$207,500		\$182,900		\$181,80	_	\$168,000		
5012000		\$202,40	0 Tota	Res (1)		\$202,40	0	\$204,800		\$141,800		\$140,100	0	\$131,500	Land Computation	
Location Address (1)		\$2,90		Non Res (2 Non Res (3	,	\$2,90 \$(\$2,700 \$0		\$24,400 \$16,700		\$24,000 \$17,700		\$22,100 \$14,400	Calculated Acreage	1.00
5611 HODGIN RD RICHMOND, IN 47374		Ψ	1	and Data (S	,				se Lot:	Res 0' X (0'. CI 0		5	ψ14,400	Actual Frontage	0
,,	Land	Pricing S									,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Developer Discount	1.00
Zoning	Туре	Metho II d	D Fro	Act Size	Factor	Rate	Ad Rat			Market Factor	Cap 1	Cap 2	Cap 3	Value	Parcel Acreage 81 Legal Drain NV	0.00
ZO01 Residential	9	A		0 0.920000	1.06	\$20,900	\$22,154	\$20,382	0%	1.0000	100.00	0.00	0.00	\$20,380	82 Public Roads NV	0.00
Subdivision	-		Ε	0 0.080000		\$2,390	\$2,438		-100%	1.0000	0.00		0.00	¢=0,000 \$00	83 UT Towers NV	0.00
			-			,,	,								9 Homesite	0.92
Lot															91/92 Acres	0.00
															Total Acres Farmland	0.00
Market Model															Farmland Value	\$0
N/A															Measured Acreage	0.00
Characteristics Topography Flood Hazard															Avg Farmland Value/Acre	0.0
Topography Flood Hazard															Value of Farmland	\$0
Public Utilities ERA															Classified Total	\$0 ©0
Gas, Electricity															Farm / Classifed Value Homesite(s) Value	\$0 \$20,400
Streets or Roads TIF															91/92 Value	\$20,400 \$0
Paved															Supp. Page Land Value	ψυ
Neighborhood Life Cycle Stage															CAP 1 Value	\$20,400
Improving															CAP 2 Value	\$0
Printed Wednesday, April 30, 2025	D-4-	Course	External		allasta	11/17/000	0 :L			A	. 10/10	2000	Novine		CAP 3 Value	\$0
Review Group 2027	Data	Source	External	Jniy C	ollector	11/17/202	2 jh			Appraise	12/13	0/2022	Nexus		Total Value	\$20,400

General Inforn	nation	Plumbir	ıg						(Cost Lad	der	
Occupancy	Single-Family		#	TF				Floor Constr	Base	Finish	Value	٦
Description	SFD	Full Bath	2	6				1 1Fr	1812	1812	\$154,300	
Story Height	1	Half Bath	1	2 2				2				
Style	N/A	Kitchen Sinks	1	1				• 3				
Finished Area	1812 sqft	Water Heaters	1	1	3			4 4				
Make		Add Fixtures	2	2	- 20	00		1/4				
Floor Finis		Total	7	12		0012		1/2				
	Tile				35'	10'		3/4				
Slab 🗸	Carpet	Accommoda	ations		35 1	14		Attic				
✓ Sub & Joist	Unfinished	Bedrooms		3				Bsmt				
Wood	Other	Living Rooms		1	1s Fr	26'		Crawl	1812	0	\$10,500	
Parquet		Dining Rooms		0	1s Fr 36' C (1812)			Slab				
···· ·· -· ·		Family Rooms		0							Total Base	\$16
Wall Finis		Total Rooms		5	2	5'		Adjustments	1 R	ow Type	Adj. x 1.00	\$16
_ ` _	Unfinished			_	^{13'} 2'6' ⁶			Unfin Int (-)				
	Other	Heat Ty	pe		15' 6' 19' 4' 2CFrG			Ex Liv Units (+)				
Fiberboard		Central Warm Air			26'			Rec Room (+)				
	Roofing				MSTP (5	72		Loft (+)				
Built-Up Metal	✓ Asphalt	Slate T	ile					Fireplace (+)			PS:1 PO:1	\$
Wood Shingle	Other				22'			No Heating (-)				
				_				A/C (+)			1:1812	\$
	Exterior Feat							No Elec (-)				
Description		Area		/alue				Plumbing (+ / -)		12 – 5	5 = 7 x \$800	\$
Wood Deck		200		4,600				Spec Plumb (+)				\$
Stoop, Masonry		102	\$3	3,200	Specialty Plun	1bing		Elevator (+)				
					Description	Cou	nt Value	. ,		Sub-Tota	al, One Unit	\$18
					Bath Tub With Jets		1 \$1,800			Sub-To	tal, 1 Units	
											-	

																		Re	olaceme	nt Cost	\$179,775
									Summ	ary of Improver	nents										
Description	Story Height		Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value		PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: SFD	1	Wood Fr	С	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	С	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	С	1992	1992	33 F		0.85		10'x14'		70%		0%	100%	1.080	1.000	0.00	100.00	0.00	\$0

2/4

Totals

\$164,800

\$164,800 \$0 \$0 \$0 \$0

> \$4,700 \$0

\$5,400 \$0

\$5,600 \$1,800 \$0

\$182,300

\$190,100

\$211,500

1.00 0.85

\$7,800

\$21,400

Location Multiplier

Quality and Design Factor (Grade)

Exterior Features (+)

Garages (+) 572 sqft

DccupancySingle-FamilyDescriptionResidential Dwelling	.,																
Description Residential Dwelling		#	ŧ TF	CI	NPY (upp	er)					Flo	or Constr		e Finis		Value	Totals
	g Full Bath	0	0 0	0	MSTP						1	1Fr	52	8 52	8 !	\$66,300	
Story Height	¹ Half Bath	1	1 2								2						
Style N/A	Referrence of the	k s 0	0 0	(48	3) [28'			3						
Finished Area 528 sqf	t Water Heater	rs 1	1	<u> </u>				20			4						
lake	Add Fixtures	, 0	0 0						1		1/4						
Floor Finish	Total	2	2 3	8	3'		le Fr			12'	1/2						
Earth Tile				6'			Is Fr S				3/4						
Slab Carpet	Accomr	modation	าร				-				Attic	2					
Sub & Joist Unfinished	Bedrooms		0						16'		Bsn	nt					
Wood Other	Living Room	S	0				1				Cra	wl					
Parquet	Dining Room	IS	0			28'					Slat	C	52	В	0	\$0	
Wall Finish	Family Room		0												Tot	tal Base	\$66,30
	Total Rooms)	1			52	8				Adj	ustments	1	Row Ty	pe Adj	j. x 1.00	\$66,30
Plaster/Drywall Unfinished	11	• T					16'				Unf	in Int (-)					\$
Paneling Other		it Type					10				Ex l	_iv Units (+	+)				\$
Fiberboard	Central Warm	AIr									Rec	: Room (+)					\$
Roofir	ng										Loft	(+)					\$
Built-Up Metal 🗸 Asphalt		Tile	_			1	2'				Fire	place (+)					\$
Wood Shingle					L		-				No	Heating (-)					\$
	4										A/C	(+)					\$
Exterior Fe			Value								No	Elec (-)					\$
Description	Area										Plur	mbing (+ /	-)		3 – 5 =	= -2 x \$0	(\$1,600
Stoop, Masonry	48		\$2,300								Spe	c Plumb (-	+)				\$
Canopy, Shed Type	48	5	\$500			S	pecialty Plur	nbing			Elev	/ator (+)					\$
				Descrip	tion			Co	ount	Value				Sub-T	otal, O	One Unit	\$64,70
														Sub	·Total,	1 Units	
											Exte	erior Featu	res (+)			\$2,800	\$67,50
											Gar	ages (+) 0	sqft			\$0	\$67,50
												Qua	ality and	-		(Grade)	0.6
														Loc	ation M	Multiplier	0.8
														Repl	aceme	ent Cost	\$34,42
					Si		of Improven	nents									
	onstr Grade Ye ype Grade Bu		Eff Co Age nd	Base Rate		Adj late	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Valu