

General Information

Parcel Number 89-18-12-000-108.000-028
Local Parcel Number 50-12-000-108.000-15

Tax ID: 015-00523-00

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County WAYNE
Township WAYNE TOWNSHIP
District 028 (Local 015)
School Corp 8385
Neighborhood 153157-015
Section/Plat 5012000
Location Address (1) 5455 HODGIN RD RICHMOND, IN 47374

Ownership

WEISS, FREDERICK S
5455 HODGIN RD
RICHMOND, IN 47374

Legal

PT NW 12-13-1 1A & 18.121A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows show transfer dates from 07/22/2020 and 01/01/1900.

Notes

12/13/2022 CYCLICAL: 2023 GENERAL REVAL



Agricultural

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). Rows show values for years 2022-2025.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (19.12), Actual Frontage (0), Developer Discount, Parcel Acreage (19.12), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.03), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (18.09), Farmland Value (\$30,190), Measured Acreage (18.09), Avg Farmland Value/Acre (1669), Value of Farmland (\$30,190), Classified Total (\$0), Farm / Classified Value (\$30,200), Homesite(s) Value (\$29,600), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$29,600), CAP 2 Value (\$30,200), CAP 3 Value (\$0), Total Value (\$59,800).

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 30, 2025

Review Group 2027

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 100' X 132', CI 100' X 132')

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 list various land parcels with their characteristics.

Data Source External Only

Collector 11/17/2022 jh

Appraiser 12/13/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1400 sqft
Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

Exterior Features

Description	Area	Value
Stoop, Masonry	80	\$2,700
Porch, Enclosed Frame	216	\$15,000

Plumbing

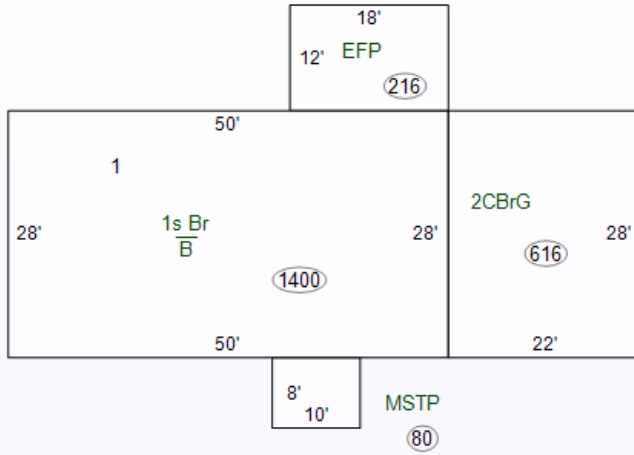
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
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	7	1400	1400	\$142,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1400	0	\$43,200	
Crawl					
Slab					

Total Base \$185,400

Adjustments 1 Row Type Adj. x 1.00 \$185,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$191,500

Sub-Total, 1 Units

Exterior Features (+)	\$17,700	\$209,200
Garages (+) 616 sqft	\$25,800	\$235,000
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$209,738

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	Brick	C+1	1959	1959	66	A		0.85		2,800 sqft	\$209,738	42%	\$121,650	19%	100%	1.270	1.000	100.00	0.00	0.00	\$125,100
2: Barn, Pole (T3)	1	T3AW	C	2020	2020	5	A	\$18.95	0.85		32' x 40' x 10'	\$19,445	15%	\$16,530	0%	100%	1.000	1.000	100.00	0.00	0.00	\$16,500
3: Type 3 Barn	1	T3AW	C	1975	1975	50	A	\$22.79	0.85		24' x 26' x 8'	\$9,005	65%	\$3,150	0%	100%	1.000	1.000	100.00	0.00	0.00	\$3,200