

89-18-12-000-204.000-028

THOMPSON, JORDAN SCOTT &

5905 HODGIN RD

101, Cash Grain/General Farm

WAYNE-154158 (015 S/E)/1

General Information

Parcel Number 89-18-12-000-204.000-028

Local Parcel Number 50-12-000-204.000-15

Tax ID: 015-01983-00

Routing Number

Property Class 101 Cash Grain/General Farm

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) 5905 HODGIN RD RICHMOND, IN 47374

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography High Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Improving

Printed Wednesday, April 30, 2025

Review Group 2027

Ownership

THOMPSON, JORDAN SCOTT & AMA 5905 HODGIN RD RICHMOND, IN 47374

Legal

PT NE SEC 12-13-1 22.22A & 16A DITCH ASSMT #506-00010-00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/15/2021 to 01/01/1900.

Notes

12/12/2022 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).

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (38.22), Actual Frontage (0), Developer Discount, Parcel Acreage (38.22), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (37.05), Farmland Value (\$37,220), Measured Acreage (37.05), Avg Farmland Value/Acre (1005), Value of Farmland (\$37,240), Classified Total (\$0), Farm / Classified Value (\$37,200), Homesite(s) Value (\$20,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,900), CAP 2 Value (\$37,200), CAP 3 Value (\$0), Total Value (\$58,100).

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 various land parcels with their respective characteristics.

Data Source External Only Collector 11/17/2022 jh

Appraiser 12/12/2022 Nexus

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 2385 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, Open Frame	120	\$7,500
Porch, Open Frame	315	\$14,600
Patio, Concrete	160	\$1,200

Plumbing

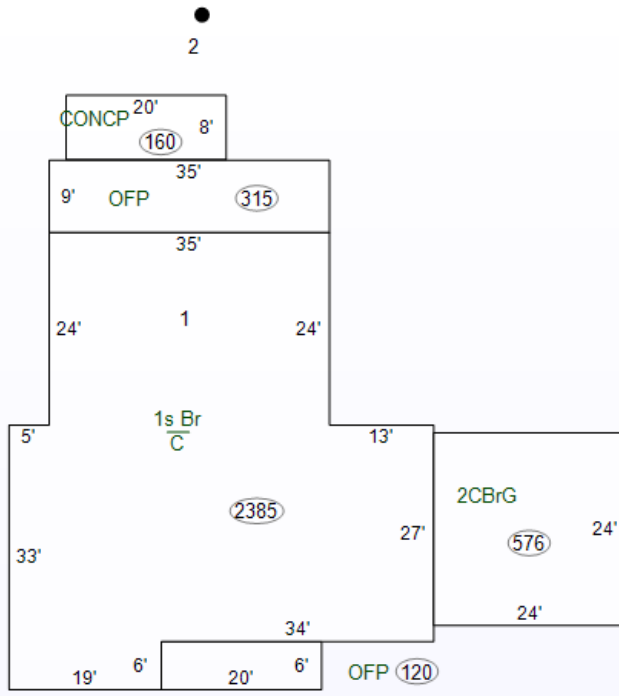
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	2385	2385	\$207,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2385	0	\$11,700	
Slab				

Total Base		\$218,900
Adjustments	1 Row Type Adj. x 1.00	\$218,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2385	\$6,700
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$231,700
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Sub-Total, 1 Units		
Exterior Features (+)	\$23,300	\$255,000
Garages (+) 576 sqft	\$25,800	\$280,800
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.85
Replacement Cost		\$250,614

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	1952	1972	53 A		0.85		2,385 sqft	\$250,614	40%	\$150,370	0%	100%	1.080	1.000	100.00	0.00	0.00	\$162,400
2: Type 2 Barn	1		D	1952	1952	73 A	\$49.68	0.85		20' x 20' x 16'	\$12,597	65%	\$4,410	20%	100%	1.000	1.000	0.00	0.00	100.00	\$3,500
3: Type 3 Barn	1	T3AW	C	1991	1991	34 A	\$15.11	0.85		43' x 72' x 14'	\$39,761	55%	\$17,890	0%	100%	1.000	1.000	100.00	0.00	0.00	\$17,900