

90-08-04-539-117.000-004

Schell, Darlean K

425 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

**General Information****Parcel Number**

90-08-04-539-117.000-004

**Local Parcel Number**

0100724900

**Tax ID:****Routing Number**

M04.01 R41

**Property Class 510**

1 Family Dwell - Platted Lot

**Year: 2025****Location Information****County**

Wells

**Township**

HARRISON TOWNSHIP

**District 004 (Local 004 )**

BLUFFTON CITY-HARRISON TOW

**School Corp 8445**

M.S.D. BLUFFTON-HARRISON

**Neighborhood 200543-004**

BLUFFTON AVERAGE 132

**Section/Plat**

04

**Location Address (1)**

425 S MAIN

BLUFFTON, In 46714

**Zoning****Subdivision****Lot****Market Model**

BLUFFTON 200543 HOUSETYPE

**Characteristics****Topography** Flood Hazard

Level

Public Utilities ERA

All

Streets or Roads TIF

Paved, Sidewalk

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

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BLUFFTON AVERAGE 132/ 1/2

**Ownership**

Schell, Darlean K

425 S Main

Bluffton, IN 46714

**Transfer of Ownership****Date****Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

05/15/2018 Schell, Darlean K

20181694 WR

/

\$125,000 I

04/16/1990 Habegger, Benjamin P

0 WD

125/1

01/01/1900 W.D. ADDED BENJA

WD

/

**Notes****Legal**

ORIG PT 232 00-26-12

W 90'

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

2025

WIP

03/04/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

AA

04/13/2025

Indiana Cost Mod

1.0000

2025

AA

03/30/2024

Indiana Cost Mod

1.0000

2024

Misc

07/02/2023

Indiana Cost Mod

1.0000

2023

AA

04/07/2022

Indiana Cost Mod

1.0000

2022

AA

03/01/2021

Indiana Cost Mod

1.0000

2021

\$17,400

\$17,400

\$0

\$0

\$162,500

\$162,500

\$0

\$0

\$179,900

\$179,900

\$0

\$0

Land

\$17,400

\$17,400

\$0

\$0

\$161,600

\$161,600

\$0

\$0

\$162,000

\$162,000

\$0

\$150,800

\$150,800

\$0

\$136,600

\$136,600

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BLUFFTON AVERAGE 132/ 2/2

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 1 1/2  
 Style 53 Partial Story - Before  
 Finished Area 1992 sqft  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

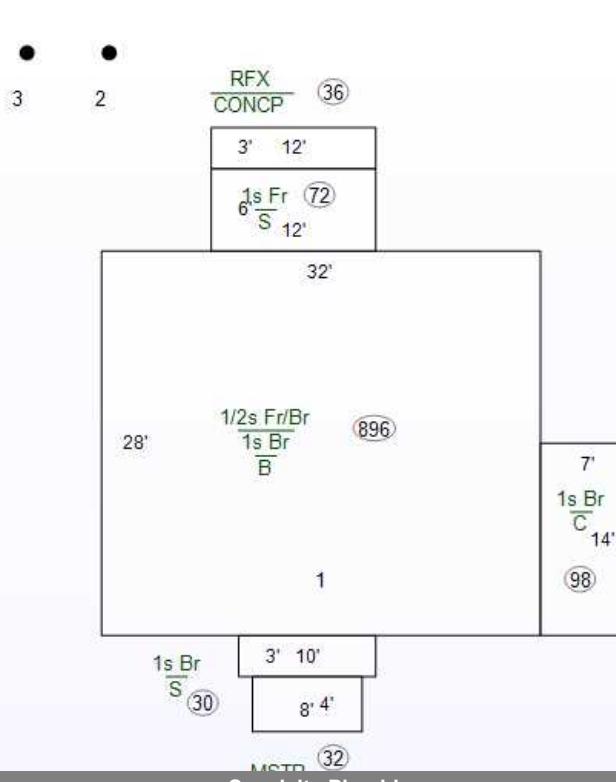
Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Stoop, Masonry	32	\$1,800
Patio, Concrete	36	\$200
Canopy, Roof Extension	36	\$800

**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: Single-Family	1 1/2	4/6 Maso	C-1	1939	1975	50 A		0.96		2,888 sqft	\$204,835	35%	\$133,140	0%	100%	1,350	0.860	100.00	0.00	0.00	\$154,600
2: Detached Garage	1	Brick	D	1939	1939	86 A	\$71.88	0.96	\$55.20	14'x20'	\$15,457	50%	\$7,730	0%	100%	1,000	1,000	100.00	0.00	0.00	\$7,700
3: Utility Shed	1	SV	C	1997	1997	28 A		0.96		10'x10'		60%		0%	100%	1,000	1,000	100.00	0.00	0.00	\$200



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	95	1096	1096	\$121,000
2				
3				
4				
1/4				
1/2	93	896	896	\$39,100
3/4				
Attic				
Bsmt		896	0	\$32,600
Crawl		98	0	\$3,200
Slab		102	0	\$0
<b>Total Base</b>				<b>\$195,900</b>
<b>Adjustments</b>				<b>1 Row Type Adj. x 1.00</b>
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				3:800 \$13,100
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1 \$4,500
No Heating (-)				\$0
A/C (+)				1:1096 1/2:896 \$5,100
No Elec (-)				\$0
Plumbing (+ / -)				9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)				\$0
Elevator (+)				\$0
<b>Sub-Total, One Unit</b>				<b>\$221,800</b>
<b>Sub-Total, 1 Units</b>				
Exterior Features (+)				\$2,800 \$224,600
Garages (+) 0 sqft				\$0 \$224,600
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
<b>Replacement Cost</b>				<b>\$204,835</b>