

90-08-04-504-008.000-004

MCCORKLE, RANDY/ROBIN

922 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-504-008.000-004

Local Parcel Number

0100733201

Tax ID:**Routing Number**

M04.01 R11

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)

922 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**Ownership**McCorkle, Randy/Robin
922 S Main St
Bluffton, IN 46714-3613**922 S MAIN**

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/05/2001	McCorkle, Randy/Robi		WD	138/538	/	I
08/12/1997	CALE, STEVE J/VICKI		0	QC	133/221	I
02/07/1997	CALE, STEVE J/GER		0	WD	132/591	I
01/01/1900	ASCHLIMAN, JOHN		WD	/	/	I

LegalARNOLDS 11
ARNOLDS 12**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

Assessment Year	2025	2025	2024	2023	2022	2021
	WIP	Reason For Change	AA	AA	AA	AA
As Of Date	02/27/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Valuation Method	Indiana Cost Mod					
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>					
Land	\$24,000	\$24,000	\$24,000	\$24,000	\$16,200	\$16,200
Land Res (1)	\$24,000	\$24,000	\$24,000	\$24,000	\$16,200	\$16,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$173,700	\$181,400	\$161,600	\$155,600	\$137,600	
Imp Res (1)	\$173,700	\$181,400	\$161,600	\$155,600	\$137,600	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$197,700	\$205,400	\$185,600	\$171,800	\$153,800	
Total Res (1)	\$197,700	\$205,400	\$185,600	\$171,800	\$153,800	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')

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
F	F		120	120x140	1.03	\$193.75	\$200	\$24,000	0%	1.0000	100.00	0.00	0.00	\$24,000

Land Computations

Calculated Acreage	0.39
Actual Frontage	120
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.39
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.39
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$24,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$24,000

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

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MCCORKLE, RANDY/ROBIN

922 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 3/4
 Style 64 Two Story - Before
 Finished Area 2494 sqft
 Make

Plumbing

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

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Floor Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Wall Finish
 Metal Asphalt Slate Tile
 Wood Shingle Other

Roofing
 Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Masonry	156	\$8,800
Patio, Concrete	128	\$1,000
Wood Deck	550	\$11,300

Specialty Plumbing

Description	Count	Value
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Summary of Improvements

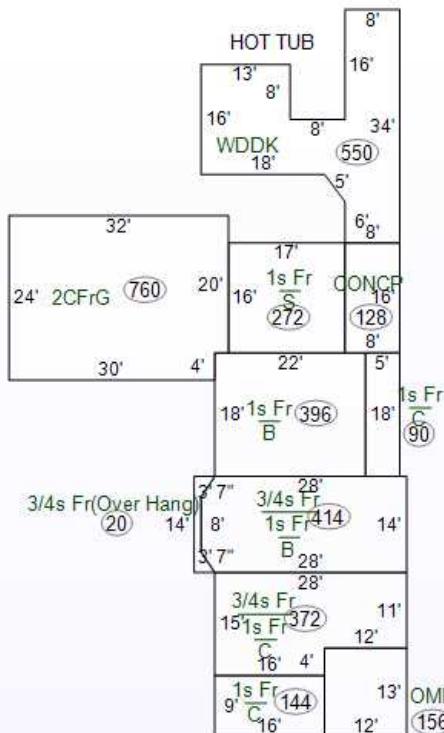
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1 3/4	Wood Fr	C-1	1900	1980	45 A		0.96		3,304 sqft	\$258,917	30%	\$181,240	0%	100%	1.350	0.710	100.00	0.00	0.00	\$173,700

Total all pages

\$173,700

Total this page

\$173,700



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1688	1688	\$147,400
2				
3				
4				
1/4				
1/2				
3/4	1Fr	806	806	\$40,900
Attic				
Bsmt		810	0	\$30,600
Crawl		606	0	\$6,300
Slab		272	0	\$0
				Total Base \$225,200
Adjustments	1 Row Type Adj. x 1.00			\$225,200
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:1688 3/4:806	\$6,200
No Elec (-)				\$0
Plumbing (+ / -)			8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
			Sub-Total, One Unit	\$233,800
			Sub-Total, 1 Units	
Exterior Features (+)			\$21,100	\$254,900
Garages (+) 760 sqft			\$29,000	\$283,900
Quality and Design Factor (Grade)			0.95	
Location Multiplier			0.96	
			Replacement Cost	\$258,917