

90-08-04-511-034.000-004

Singleton, Lori P

723 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

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

90-08-04-511-034.000-004

**Local Parcel Number**

0100833401

**Tax ID:****Ownership**

Singleton, Lori P

723 S Main St

Bluffton, IN 46714

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

08/17/2015 Singleton, Lori P

200332 WR

155/206

\$56,000

I

05/11/2001 REINHARD, RICHAR

GD

138/349

\$55,000

I

01/01/1900 MEYER, ROBERT F/C

WD

/

I

**Notes****Routing Number**

M04.01 R57

**Property Class 510**

1 Family Dwell - Platted Lot

**Year: 2025****Legal**

TS 29-26-12

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

Wells

**Township**

HARRISON TOWNSHIP

**District 004 (Local 004 )**

BLUFFTON CITY-HARRISON TOW

**School Corp 8445**

M.S.D. BLUFFTON-HARRISON

**Neighborhood 200643-004**

BLUFFTON AVERAGE 150

**Section/Plat**

4L

**Location Address (1)**

723 S MAIN

BLUFFTON, IN 46714

2025

WIP

03/05/2025

Indiana Cost Mod

1.0000

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510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 1  
 Style 42 One Story Older St  
 Finished Area 1264 sqft  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

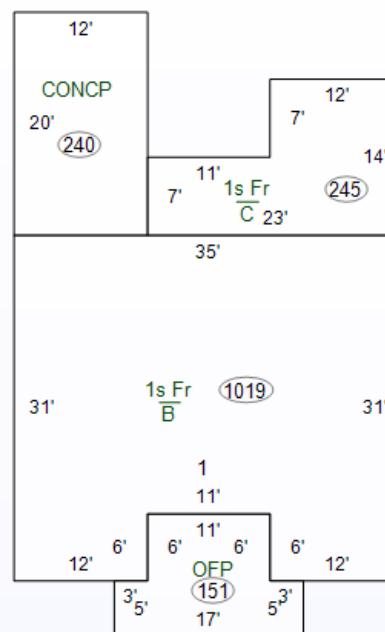
Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

| Description       | Area | Value   |
|-------------------|------|---------|
| Porch, Open Frame | 151  | \$8,300 |
| Patio, Concrete   | 240  | \$1,900 |

**Plumbing**

| #             | TF |
|---------------|----|
| Full Bath     | 1  |
| Half Bath     | 0  |
| Kitchen Sinks | 1  |
| Water Heaters | 1  |
| Add Fixtures  | 0  |
| Total         | 3  |
|               | 5  |



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**Cost Ladder**

| Floor                             | Constr                        | Base | Finish | Value                      | Totals                      |
|-----------------------------------|-------------------------------|------|--------|----------------------------|-----------------------------|
| 1                                 | 1Fr                           | 1264 | 1264   | \$122,700                  |                             |
| 2                                 |                               |      |        |                            |                             |
| 3                                 |                               |      |        |                            |                             |
| 4                                 |                               |      |        |                            |                             |
| 1/4                               |                               |      |        |                            |                             |
| 1/2                               |                               |      |        |                            |                             |
| 3/4                               |                               |      |        |                            |                             |
| Attic                             |                               |      |        |                            |                             |
| Bsmt                              |                               | 1019 | 0      | \$35,200                   |                             |
| Crawl                             |                               | 245  | 0      | \$4,200                    |                             |
| Slab                              |                               |      |        |                            |                             |
|                                   |                               |      |        |                            | <b>Total Base</b> \$162,100 |
| <b>Adjustments</b>                | <b>1 Row Type Adj. x 1.00</b> |      |        |                            | \$162,100                   |
| Unfin Int (-)                     |                               |      |        |                            | \$0                         |
| Ex Liv Units (+)                  |                               |      |        |                            | \$0                         |
| Rec Room (+)                      |                               |      |        |                            | \$0                         |
| Loft (+)                          |                               |      |        |                            | \$0                         |
| Fireplace (+)                     |                               |      |        |                            | \$0                         |
| No Heating (-)                    |                               |      |        |                            | \$0                         |
| A/C (+)                           |                               |      |        |                            | \$0                         |
| No Elec (-)                       |                               |      |        |                            | \$0                         |
| Plumbing (+ / -)                  |                               |      |        | 5 - 5 = 0 x \$0            | \$0                         |
| Spec Plumb (+)                    |                               |      |        |                            | \$0                         |
| Elevator (+)                      |                               |      |        |                            | \$0                         |
|                                   |                               |      |        | <b>Sub-Total, One Unit</b> | \$162,100                   |
|                                   |                               |      |        | <b>Sub-Total, 1 Units</b>  |                             |
| Exterior Features (+)             |                               |      |        | \$10,200                   | \$172,300                   |
| Garages (+) 0 sqft                |                               |      |        | \$0                        | \$172,300                   |
| Quality and Design Factor (Grade) |                               |      |        | 0.90                       |                             |
| Location Multiplier               |                               |      |        | 0.96                       |                             |
|                                   |                               |      |        | <b>Replacement Cost</b>    | \$148,867                   |

**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            | Wood Fr     | D+2   | 1900       | 1965     | 60 F          |           | 0.96 |          | 2,283 sqft | \$148,867 | 55%      | \$66,990      | 30%     | 100% | 1,410 | 1,000 | 100.00 | 0.00  | 0.00  | \$66,100     |
| 2: Detached Garage 1 | 1            | Wood Fr     | D     | 1900       | 1900     | 125 A         | \$55.64   | 0.96 | \$42.73  | 16'x20'    | \$13,674  | 50%      | \$6,840       | 0%      | 100% | 1,000 | 1,000 | 100.00 | 0.00  | 0.00  | \$6,800      |
| 3: Detached Garage 2 | 1            | Pole        | C     | 2002       | 2002     | 23 A          | \$27.79   | 0.96 | \$26.68  | 24'x32'    | \$20,489  | 22%      | \$15,980      | 50%     | 100% | 1,000 | 1,000 | 100.00 | 0.00  | 0.00  | \$8,000      |

Total all pages

\$80,900

Total this page

\$80,900