

90-08-04-505-052.000-004

General Information

Parcel Number
90-08-04-505-052.000-004

Local Parcel Number
0100729500

Tax ID:

Routing Number
M04.01 R68

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 200643-004
BLUFFTON AVERAGE 150

Section/Plat
04

Location Address (1)
929 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Bickley, Mary Ann

Ownership

Bickley, Mary Ann
929 S Main St
Bluffton, IN 46714

Legal

TOWNLEY SOUTH LOT 120 (4-P)



929 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/07/2015	Bickley, Mary Ann	200984	WR	155/362		I
11/10/1997	Bickley, Myron H / Mar	0	WD	133/542		I
01/01/1900	HORN, DAVID/CARM		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	Misc	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	04/07/2022	03/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$21,000	Land	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
\$21,000	Land Res (1)	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$183,200	Improvement	\$183,200	\$188,300	\$171,400	\$156,600	\$138,500
\$183,200	Imp Res (1)	\$183,200	\$188,300	\$171,400	\$151,000	\$133,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$5,600	\$5,000
\$204,200	Total	\$204,200	\$209,300	\$192,400	\$169,600	\$151,500
\$204,200	Total Res (1)	\$204,200	\$209,300	\$192,400	\$164,000	\$146,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$5,600	\$5,000

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 52' X 151', CI 52' X 151')

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		63	63x170	1.06	\$314.29	\$333	\$20,979	0%	1.0000	100.00	0.00	0.00	\$20,980

Land Computations

Calculated Acreage	0.25
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,000

BLUFFTON AVERAGE 150/ 1/2

Notes

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General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	2554 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Patio, Concrete	200	\$1,500
Porch, Open Frame	44	\$4,300
Wood Deck	96	\$2,800
Canopy, Roof Extension	96	\$1,600
Patio, Concrete	126	\$1,000
Stoop, Masonry	60	\$2,300
Porch, Open Frame	8	\$3,400

Bickley, Mary Ann

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	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

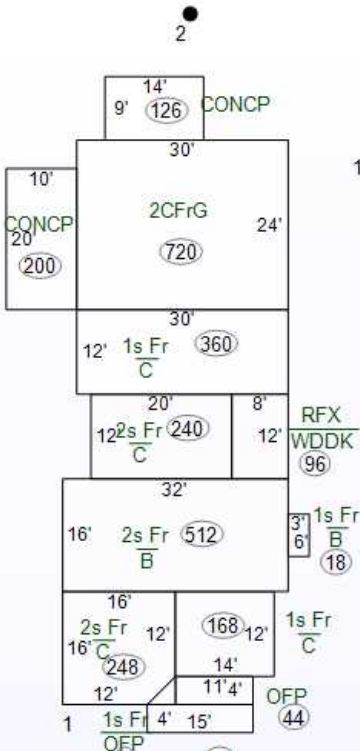
Heat Type

Central Warm Air

929 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1546	1546	\$137,500	
2	1Fr	1008	1008	\$52,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		530	0	\$24,700	
Crawl		1016	0	\$7,700	
Slab					

Total Base \$221,900

Adjustments 1 Row Type Adj. x 1.00 \$221,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1546 2:1008	\$6,800
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$230,300

Sub-Total, 1 Units

Exterior Features (+)	\$16,900	\$247,200
Garages (+) 720 sqft	\$27,500	\$274,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.96	
Replacement Cost		\$250,526

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	2	Wood Fr	C-1	1900	1980	45 A		0.96		3,084 sqft	\$250,526	30%	\$175,370	0%	100%	1.410	0.710	100.00	0.00	0.00	\$175,600
2: Detached Garage	1	Wood Fr	C	1960	1960	65 A	\$39.83	0.96	\$38.24	22'x31'	\$26,077	42%	\$15,120	50%	100%	1.000	1.000	100.00	0.00	0.00	\$7,600