

90-08-04-400-037.000-004

Prentice, Brenton R

1010 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information

Parcel Number
90-08-04-400-037.000-004
Local Parcel Number
0100910500
Tax ID:
04-26-12 .220
Routing Number
M04.01 R08

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
4P

Location Address (1)
1010 S MAIN
BLUFFTON, In 46714

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		50	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

Subdivision**Lot**

Market Model
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Ownership

1010 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/01/2023	Prentice, Brenton R	20230623	LC	/	\$120,000	I
12/29/2008	FUTURES, LLC	164850	WD	147/854	\$71,000	I
05/16/2008	CUPP, MICKEY R	161816	PR	147/143	\$31,700	I
05/01/1990	SLUSHER, HELEN B	0	WD	125/59		I
01/01/1900	SMELTZER, EDWIN/N		WD	/		I

Notes**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	AA	AA	AA	AA	AA	AA
03/04/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Income Approach	Income Approach	Income Approach	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>					
Land	\$19,100	\$19,100	\$10,700	\$5,400	\$5,600	
Land Res (1)	\$19,100	\$19,100	\$0	\$0	\$0	
Land Non Res (2)	\$0	\$0	\$10,700	\$5,400	\$5,600	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Improvement	\$126,100	\$125,400	\$54,100	\$44,500	\$40,600	
Imp Res (1)	\$126,100	\$125,400	\$0	\$0	\$0	
Imp Non Res (2)	\$0	\$0	\$54,100	\$44,500	\$40,600	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$145,200	\$144,500	\$64,800	\$49,900	\$46,200	
Total Res (1)	\$145,200	\$144,500	\$0	\$0	\$0	
Total Non Res (2)	\$0	\$0	\$64,800	\$49,900	\$46,200	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

Collector 09/17/2024 Nexus

Appraiser

90-08-04-400-037.000-004

Prentice, Brenton R

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 1/2
 Style 53 Partial Story - Before
 Finished Area 1870 sqft
 Make

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input 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	

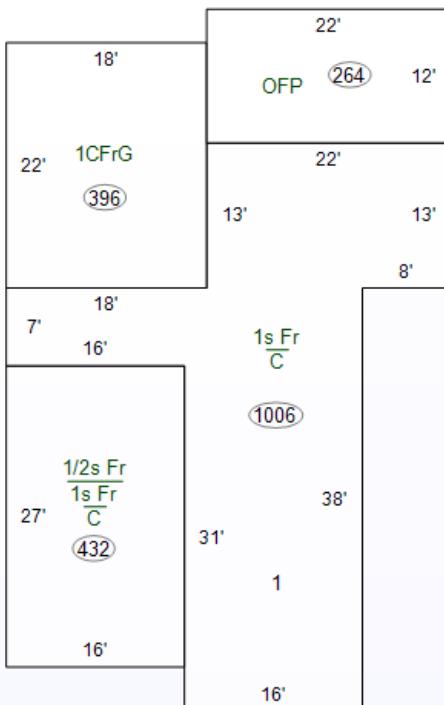
Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile <input type="checkbox"/> Other

Exterior Features		
Description	Area	Value

Description	Area	Value
Porch, Open Frame	264	\$13,200

Specialty Plumbing		
Description	Count	Value

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BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1438	1438	\$131,800	
2					
3					
4					
1/4					
1/2	1Fr	432	432	\$23,400	
3/4					
Attic					
Bsmt					
Crawl	1438	0		\$9,200	
Slab					
Total Base					\$164,400
Adjustments					\$164,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1438 1/2:432 \$5,100
No Elec (-)					\$0
Plumbing (+ / -)					8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$171,900
Sub-Total, 1 Units					
Exterior Features (+)					\$13,200 \$185,100
Garages (+) 396 sqft					\$17,600 \$202,700
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
Replacement Cost					\$175,133

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	Wood Fr	D+2	1880	1980	45 A		0.96		1,870 sqft	\$175,133	38%	\$108,580	0%	100%	1.350	0.860	100.00	0.00	0.00	\$126,100