

90-08-04-516-015.000-004

Fink, Candace M

534 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-516-015.000-004

Local Parcel Number

0100714600

Tax ID:**Routing Number**

M04.01 R31

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)

534 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200643 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

Fink, Candace M

534 S Main

Bluffton, IN 46714

Legal

T & SS PT 49-26-12

S/2

T & SS PT 50-26-12

S/2

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/06/2021	Fink, Candace M	20211556	WR	/	\$188,000	I
05/05/2017	TRS99 LLC	208655	WR	157/320	\$100,000	I
08/04/2016	Beer, Benjamin A/Kara	205015	QC	156/402		I
07/05/2012	Beer, Benjamin A/Kara	183836	CS	70/393	\$130,000	I
01/03/2012	Beer, Benjamin A/Kara	181129	WD	150/961	\$125,000	I
12/05/2003	GRIESER, CHAD B/A	135412	WD	141/577	\$103,000	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		Reason For Change	AA	AA	AA	AA	Reclass
	02/24/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	04/09/2021
	Indiana Cost Mod	Valuation Method	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
		Land	\$18,700	\$18,700	\$18,700	\$12,000	\$12,000
		Land Res (1)	\$18,700	\$18,700	\$18,700	\$12,000	\$12,000
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Improvement	\$181,500	\$191,700	\$174,000	\$158,300	\$139,300
		Imp Res (1)	\$181,500	\$191,700	\$174,000	\$158,300	\$139,300
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Total	\$200,200	\$210,400	\$192,700	\$170,300	\$151,300
		Total Res (1)	\$200,200	\$210,400	\$192,700	\$170,300	\$151,300
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		75	75x118	0.89	\$280	\$249	\$18,675	0%	1.0000	100.00	0.00	0.00	\$18,680

Land Computations

Calculated Acreage	0.20
Actual Frontage	75
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$18,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,700

External Only

Collector 09/17/2024

Nexus

Appraiser

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Fink, Candace M

534 S MAIN

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BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 3547 sqft
 Make

Plumbing

#	TF
Full Bath	2
Half Bath	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1
Total	7
13	

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

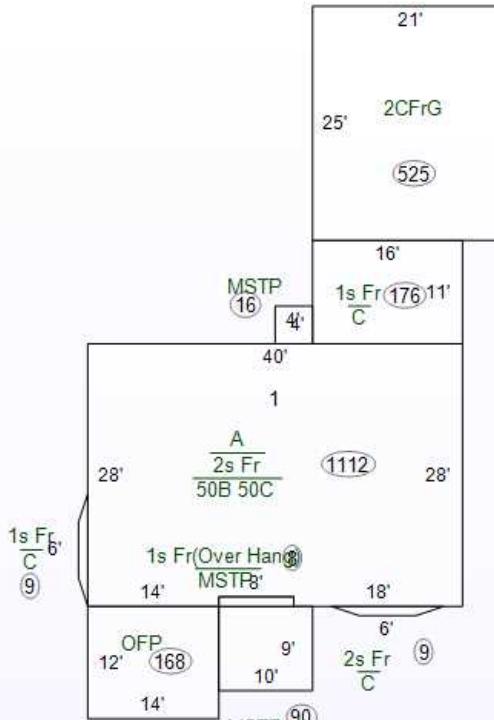
Description	Area	Value
Porch, Open Frame	168	\$9,200
Stoop, Masonry	90	\$3,200
Stoop, Masonry	16	\$1,800
Stoop, Masonry	8	\$1,800

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	9

Heat Type

Hot Water or Steam

**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1306	1306	\$124,300	
2	1Fr	1129	1129	\$56,100	
3					
4					
1/4					
1/2					
3/4					
Attic		1112	1112	\$23,600	
Bsmt		556	0	\$25,300	
Crawl		750	0	\$6,700	
Slab					
					Total Base \$236,000
Adjustments					1 Row Type Adj. x 1.00 \$236,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					MS:1 MO:1 \$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)					13 - 5 = 8 x \$800 \$6,400
Spec Plumb (+)					\$1,800
Elevator (+)					\$0
					Sub-Total, One Unit \$248,700
					Sub-Total, 1 Units
Exterior Features (+)					\$16,000 \$264,700
Garages (+) 525 sqft					\$21,400 \$286,100
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.96
					Replacement Cost \$302,122

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+2	1903	1970	55 A		0.96		4,103 sqft	\$302,122	40%	\$181,270	0%	100%	1.410	0.710	100.00	0.00	0.00	\$181,500

Total all pages

\$181,500

Total this page

\$181,500