

90-08-04-516-026.000-004

General Information

Parcel Number
90-08-04-516-026.000-004

Local Parcel Number
0100781700

Tax ID:

Routing Number
M04.01 R26

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
4L

Location Address (1)
614 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

WOOD, DENNIS R/SUSAN E

Ownership

WOOD, DENNIS R/SUSAN E
614 S MAIN
BLUFFTON, IN 46714

Legal

T & SS PT 103 00-26-12
S.42.5'
614 S MAIN



614 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/21/2005	WOOD, DENNIS R/SU	143607	WD	143/246	\$84,000	I
11/17/2004	RUPEL, TED M/LORR	141790	WD	142/839	\$78,750	I
01/06/2003	HARVEY, LARA LEE	126692	WD	140/397	\$75,000	I
09/30/1999	VANOVER, MICHAEL	0	WD	136/283		I
01/01/1900	FARLOW, TARA J		WD	/		I

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	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$9,900	Land	\$9,900	\$9,900	\$9,900	\$5,900	\$5,900
\$9,900	Land Res (1)	\$9,900	\$9,900	\$9,900	\$5,900	\$5,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$147,300	Improvement	\$147,300	\$156,600	\$135,000	\$122,900	\$109,700
\$147,300	Imp Res (1)	\$147,300	\$156,600	\$135,000	\$122,900	\$109,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$157,200	Total	\$157,200	\$166,500	\$144,900	\$128,800	\$115,600
\$157,200	Total Res (1)	\$157,200	\$166,500	\$144,900	\$128,800	\$115,600
\$0	Total Non Res (2)	\$0	\$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		43	43x59	0.62	\$370	\$229	\$9,847	0%	1.0000	100.00	0.00	0.00	\$9,850

BLUFFTON AVERAGE 150/ 1/2

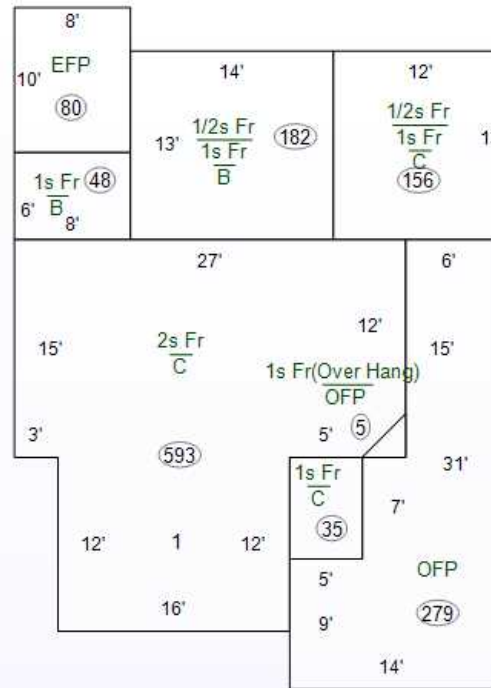
Notes

Land Computations

Calculated Acreage	0.06
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$9,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,900

BLUFFTON AVERAGE 150/ 2/2

Description	Area	Value
Porch, Enclosed Frame	80	\$7,800
Porch, Open Frame	279	\$13,200
Porch, Open Frame	5	\$3,400

Central Warm Air

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

Sub-Total, 1 Units

Exterior Features (+)	\$24,400	\$230,400
Garages (+) 0 sqft	\$0	\$230,400
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.96
Replacement Cost		\$210,125

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 1/2	Wood Fr	C-1	1900	1980	45	A		0.96		2,180 sqft	\$210,125	30%	\$147,090	0%	100%	1.410	0.710	100.00	0.00	0.00	\$147,300

\$147,300