

90-08-04-400-002.000-004

Brown, Travis R/Katherine J

632 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-400-002.000-004

Local Parcel Number

0100657101

Tax ID:**Routing Number**

M04.01 R25

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

04

Location Address (1)

632 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200543 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

Data Source Owner

OwnershipBrown, Travis R/Katherine J
632 S Main
Bluffton, IN 46714**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/27/2018	Brown, Travis R/Kathe	20181454	QC	/	\$118,000	I
10/23/1996	Sovereign Financial M		0	QC	132/227	I
01/01/1900	KAIN, NORMAN/SALL		WD	/		I

Legal

(04-L) 0.400A PT NW SE W OF LOTS 1 & 2

**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"/>
		Land	\$26,500	\$26,500	\$26,500	\$17,600	\$17,600
		Land Res (1)	\$26,500	\$26,500	\$26,500	\$17,600	\$17,600
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Improvement	\$201,400	\$163,000	\$145,400	\$140,100	\$124,300
		Imp Res (1)	\$201,400	\$163,000	\$145,400	\$138,200	\$122,500
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$0	\$0	\$0	\$1,900	\$1,800
		Total	\$227,900	\$189,500	\$171,900	\$157,700	\$141,900
		Total Res (1)	\$227,900	\$189,500	\$171,900	\$155,800	\$140,100
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$0	\$0	\$0	\$1,900	\$1,800

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		97	97x295	1.20	\$227.84	\$273	\$26,481	0%	1.0000	100.00	0.00	0.00	\$26,480

Land Computations

Calculated Acreage	0.66
Actual Frontage	97
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.66
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	0.66
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	\$26,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$26,500

Collector 09/17/2024 Nexus

Appraiser

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BLUFFTON AVERAGE 132/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 63 Two Story - 1950-1
 Finished Area 2859 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
Stoop, Masonry	12	\$1,800
Patio, Concrete	24	\$200
Canopy, Roof Extension	24	\$800
Patio, Concrete	356	\$2,500

Plumbing

#	TF
Full Bath	2
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1
Total	6 11

Accommodations**Heat Type****Specialty Plumbing****632 S MAIN****510, 1 Family Dwell - Platted Lot****BLUFFTON AVERAGE 132/ 2/2****Cost Ladder****Floor Constr****Base****Finish****Value****Totals****1****91A****1698****1698****\$149,900****2****1Fr****1161****1161****\$57,000****3****4****1/4****1/2****3/4****Attic****Bsmt****100****0****\$16,400****Crawl****1006****0****\$7,600****Slab****592****0****\$0****Total Base****\$230,900****Adjustments****1 Row Type Adj. x 1.00****\$230,900****Unfin Int (-)****\$0****Ex Liv Units (+)****\$0****Rec Room (+)****\$0****Loft (+)****\$0****Fireplace (+)****MS:1 MO:1****\$4,500****No Heating (-)****\$0****A/C (+)****1:1698 2:1161****\$7,600****No Elec (-)****\$0****Plumbing (+ / -)****11 – 5 = 6 x \$800****\$4,800****Spec Plumb (+)****\$0****Elevator (+)****\$0****Sub-Total, One Unit****\$247,800****Sub-Total, 1 Units****\$277,800****Quality and Design Factor (Grade)****1.00****Location Multiplier****0.96****Replacement Cost****\$266,688****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	1/6 Maso	C	1955	2000	25 A		0.96		2,959 sqft	\$266,688	22%	\$208,020	0%	100%	1,350	0.710	100.00	0.00	0.00	\$199,400
2: Pool, In Ground	1		C	1962	1962	63 A	\$44.06	0.96	\$51.16	20'x40'	\$13,077	85%	\$1,960	0%	100%	1,000	1.000	100.00	0.00	0.00	\$2,000

Total all pages

\$201,400

Total this page

\$201,400