

90-08-04-511-056.000-004

Sloan, Benjamin A/Brittney N

617 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-511-056.000-004

Local Parcel Number

0100912200

Tax ID:**Routing Number**

M04.01 R51

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)

617 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

Data Source External Only

Ownership

Sloan, Benjamin A/Brittney N

617 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/31/2011	Sloan, Benjamin A/Britt	180081	WD	150/748	\$139,500	I
05/20/2009	FERGUSON, KEVIN L	167169	WD	148/217	\$130,000	I
05/12/2005	MILLER, DUANE S/CA	144457	WD	143/435	\$79,000	I
11/07/1977	MILLER, KENNETH E/	0	WD	/	/	I
01/01/1900	TO MILLER		WD	/	/	I

LegalTOWNLEY SOUTH PT 24-26-12
N 44.5' W PT**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
02/16/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>					
Land	\$18,400	\$18,400	\$18,400	\$18,400	\$11,000	\$11,000
Land Res (1)	\$18,400	\$18,400	\$18,400	\$18,400	\$11,000	\$11,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$206,900	\$214,800	\$197,400	\$182,000	\$164,900	
Imp Res (1)	\$206,900	\$214,800	\$197,400	\$182,000	\$164,900	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$225,300	\$233,200	\$215,800	\$193,000	\$175,900	
Total Res (1)	\$225,300	\$233,200	\$215,800	\$193,000	\$175,900	
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		47	47x170	1.06	\$370	\$392	\$18,424	0%	1.0000	100.00	0.00	0.00	\$18,420

Land Computations

Calculated Acreage	0.18
Actual Frontage	47
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.18
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	0.18
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	\$18,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,400

Collector 09/17/2024 Nexus

Appraiser

90-08-04-511-056.000-004

Sloan, Benjamin A/Brittney N

617 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information	
Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	53 Partial Story - Before
Finished Area	2172 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 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
Patio, Concrete	140	\$1,200
Porch, Open Frame	128	\$7,500
Porch, Enclosed Frame	168	\$12,800

Plumbing	
#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

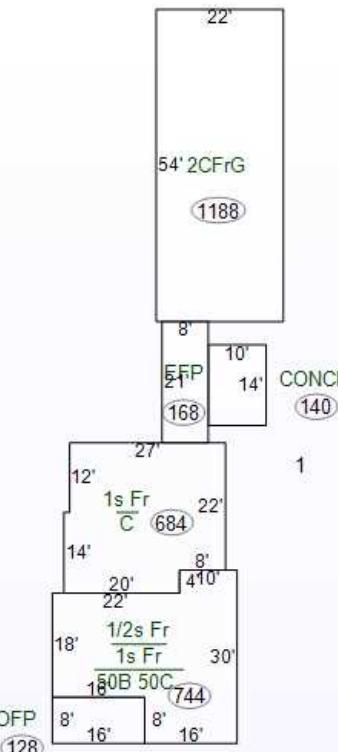
Accommodations	
Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type	
Central Warm Air	

Specialty Plumbing	
Description	Count Value

Summary of Improvements	
Description	Improvement Value

1: Single-Family	1 1/2	Wood Fr	D+2	1900	2000	25 A	0.96	2,544 sqft	\$230,602	26%	\$170,650	0% 100% 1.410 0.860 100.00 0.00 0.00	\$206,900
------------------	-------	---------	-----	------	------	------	------	------------	-----------	-----	-----------	--------------------------------------	-----------



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1428	1428	\$130,500	
2					
3					
4					
1/4					
1/2	1Fr	744	744	\$34,700	
3/4					
Attic					
Bsmt		372	0	\$21,100	
Crawl		1056	0	\$7,800	
Slab					
					Total Base \$194,100
Adjustments					1 Row Type Adj. x 1.00 \$194,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1428 1/2:744 \$5,500
No Elec (-)					\$0
Plumbing (+/-)					8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$202,000
					Sub-Total, 1 Units
Exterior Features (+)					\$21,500 \$223,500
Garages (+) 1188 sqft					\$43,400 \$266,900
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
					Replacement Cost \$230,602