

90-08-04-516-005.000-004

General Information

Parcel Number
90-08-04-516-005.000-004

Local Parcel Number
0100656000

Tax ID:

Routing Number
M04.01 R30

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)
604 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

Gallion, Andrew E/Tosha M

Ownership

Gallion, Andrew E/Tosha M
604 S Main
Bluffton, IN 46714

Legal

TOWNLEY & SILVER SOUTH LOT 103 N 65 FT
TOWNLEY & SILVER SOUTH LOT 104 N 65 FT



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
03/04/2025	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"/>
\$17,800	Land	\$17,800	\$17,800	\$17,800	\$11,100	\$11,100
\$17,800	Land Res (1)	\$17,800	\$17,800	\$17,800	\$11,100	\$11,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$174,700	Improvement	\$174,700	\$174,900	\$160,500	\$148,200	\$131,500
\$174,700	Imp Res (1)	\$174,700	\$174,900	\$160,500	\$148,200	\$131,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$192,500	Total	\$192,500	\$192,700	\$178,300	\$159,300	\$142,600
\$192,500	Total Res (1)	\$192,500	\$192,700	\$178,300	\$159,300	\$142,600
\$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		65	65x118	0.89	\$307.69	\$274	\$17,810	0%	1.0000	100.00	0.00	0.00	\$17,810

604 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/03/2018	Gallion, Andrew E/Tos	20184484	WR	/	\$138,000	I
05/30/2014	Netherland, Brian D/M	194348	WR	153/790		I
04/15/2009	Smekens etal, Melissa	166527	QC	148/152		I
02/23/1998	SMEKENS, MELISSA	0	WD	133/880		I
01/01/1900	BARR, MAUDE E		WD	/		I

Res

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.18
Actual Frontage	65
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	\$17,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,800

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

Occupancy	Duplex
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	2736 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 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 checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Stoop, Masonry	24	\$1,800
Canopy, Shed Type	24	\$400
Porch, Open Frame	320	\$14,600
Wood Deck	42	\$1,700
Canopy, Shed Type	42	\$500

Plumbing

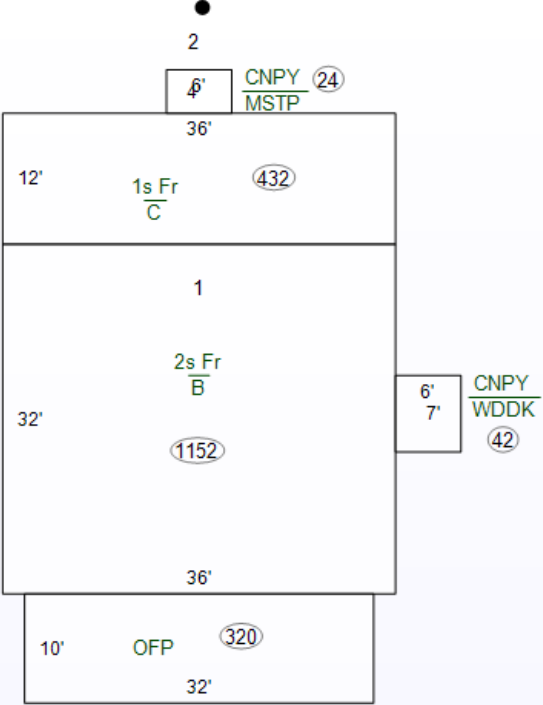
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Heat Pump



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1584	1584	\$138,900	
2	1Fr	1152	1152	\$57,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		576	0	\$26,000	
Crawl		432	0	\$5,300	
Slab					

	Total Base	\$227,200
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Adjustments	1 Row Type Adj. x 1.00	\$227,200
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1584 2:1152	\$7,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$237,000
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$19,000	\$256,000
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Garages (+) 0 sqft	\$0	\$256,000
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Quality and Design Factor (Grade)	0.95	
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Location Multiplier	0.96	
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	Replacement Cost	\$233,472
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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-1	1900	1975	50 A		0.96		3,312 sqft	\$233,472	35%	\$151,760	0%	100%	1.410	0.710	100.00	0.00	0.00	\$151,900
2: Detached Garage	1	Wood Fr	C	2005	2005	20 A	\$38.62	0.96	\$37.08	24'x32'	\$28,474	20%	\$22,780	0%	100%	1.000	1.000	100.00	0.00	0.00	\$22,800