

90-08-04-516-033.000-004

Kline, Cynthia L

610 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-516-033.000-004

**Local Parcel Number**

0100819800

**Tax ID:****Routing Number**

M04.01 R28

**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)**

610 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 Owner

Collector 09/17/2024 Nexus

Appraiser

**Ownership**Kline, Cynthia L  
610 S Main  
Bluffton, IN 46714**610 S MAIN**

Transfer of Ownership							Notes
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	
05/13/2024	Kline, Cynthia L	20241570	QC	/			
09/10/2009	Kline et al, Steven M	169008	QC	148/549			
01/01/1900	ALBERSON, CLYDE		WD	/			

**Legal**TOWNLEY & SILVERS S 103 N 425' OF S 80' & S  
104 (4-L)**Res**

Valuation Records (Work In Progress values are not certified values and are subject to change)										
Location	Assessment Year	2025		2025		2024		2023		2022
		WIP	Reason For Change	AA	Comb	AA	AA	AA	AA	
County	02/16/2025		As Of Date	04/13/2025	08/13/2024	03/30/2024	03/14/2023		04/07/2022	
Wells	Indiana Cost Mod		Valuation Method	Indiana Cost Mod	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	1.0000	
			Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
			Land	\$14,200	\$14,200	\$9,900	\$9,900	\$9,900	\$5,900	
			Land Res (1)	\$14,200	\$14,200	\$9,900	\$9,900	\$9,900	\$5,900	
			Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
			Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
			Improvement	\$118,600	\$114,900	\$114,700	\$104,100	\$104,100	\$94,700	
			Imp Res (1)	\$118,600	\$114,700	\$114,700	\$104,100	\$104,100	\$94,700	
			Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
			Imp Non Res (3)	\$0	\$200	\$0	\$0	\$0	\$0	
			Total	\$132,800	\$129,100	\$124,600	\$114,000	\$114,000	\$100,600	
			Total Res (1)	\$132,800	\$128,900	\$124,600	\$114,000	\$114,000	\$100,600	
			Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
			Total Non Res (3)	\$0	\$200	\$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
F	F		43	43x118	0.89	\$370	\$329	\$14,147	0%	1.0000
										100.00
										0.00
										0.00
										\$14,150

**Land Computations**

Calculated Acreage	0.12
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$14,200
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$14,200</b>

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## General Information

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2  
 Style 64 Two Story - Before  
 Finished Area 1528 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

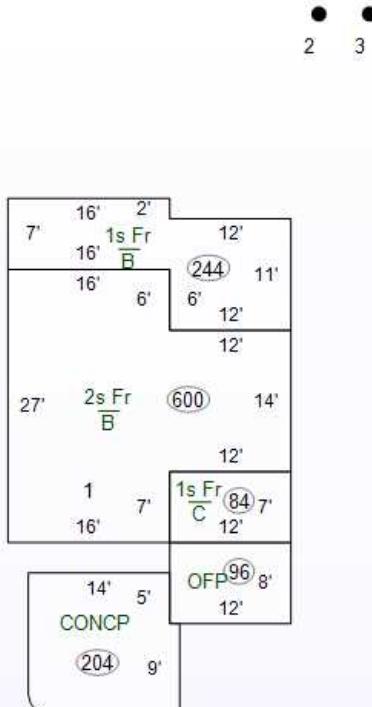
Exterior Features  

Description	Area	Value
Porch, Open Frame	96	\$6,300
Patio, Concrete	204	\$1,500

## 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

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BLUFFTON AVERAGE 150/ 2/2

## Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	928	928	\$99,000	
2	1Fr	600	600	\$39,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		633	0	\$27,100	
Crawl		84	0	\$3,200	
Slab					
					Total Base \$168,700
Adjustments					1 Row Type Adj. x 1.00 \$168,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:928 2:600 \$5,700
No Elec (-)					\$0
Plumbing (+ / -)					8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$176,800
					Sub-Total, 1 Units
Exterior Features (+)					\$7,800 \$184,600
Garages (+) 0 sqft					\$0 \$184,600
					Quality and Design Factor (Grade) 0.95
					Location Multiplier 0.96
					Replacement Cost \$168,355

## 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	1980	45 A		0.96		2,161 sqft	\$168,355	30%	\$117,850	0%	100%	1.410	0.710	100.00	0.00	0.00	\$118,000
2: Utility Shed 1	1	SV	C	2003	2003	22 A		0.96		8'x10'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200
3: Utility Shed 2	1	SV	D	2024	2024	1 A		0.96		8'x8'		5%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$400

Total all pages

\$118,600

Total this page

\$118,600