

General Information

Parcel Number  
90-08-09-100-025.000-004

Local Parcel Number  
0100780701

Tax ID:

Routing Number  
M05.07 R91

Property Class 300  
Vacant Land

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 202943-004  
JASUN PARK

Section/Plat  
09

Location Address (1)  
MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level

Public Utilities  
Electricity

Streets or Roads  
Paved

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Ownership

Jackson Rev Trust etal, Mary Alice  
PO Box 555  
Bluffton, IN 46714

Legal

(9-G) 5.401A PT NE PT SE PT NW



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"/>
\$86,700	Land	\$86,700	\$86,600	\$86,400	\$41,300	\$41,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$1,600	Land Non Res (2)	\$1,600	\$1,500	\$1,300	\$1,000	\$900
\$85,100	Land Non Res (3)	\$85,100	\$85,100	\$85,100	\$40,300	\$40,300
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$86,700	Total	\$86,700	\$86,600	\$86,400	\$41,300	\$41,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$1,600	Total Non Res (2)	\$1,600	\$1,500	\$1,300	\$1,000	\$900
\$85,100	Total Non Res (3)	\$85,100	\$85,100	\$85,100	\$40,300	\$40,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
13	A		0	4.481	1.00	\$19,000	\$19,000	\$85,139	0%	1.0000	0.00	0.00	100.00	\$85,140
4	A	MH	0	.01	1.15	\$2,390	\$2,749	\$27	0%	1.0000	0.00	100.00	0.00	\$30
4	A	UD	0	.61	0.50	\$2,390	\$1,195	\$729	0%	1.0000	0.00	100.00	0.00	\$730
4	A	WSA	0	.29	1.11	\$2,390	\$2,653	\$769	0%	1.0000	0.00	100.00	0.00	\$770
82	A		0	.01	1.00	\$2,390	\$2,390	\$24	-100%	1.0000	0.00	100.00	0.00	\$00

Flood Hazard

☐

ERA

☐

TIF

☒

Data Source External Only

Collector 07/26/2024 Nexus

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/19/2024	Jackson Rev Trust etal	20242794	PR	/		I
03/06/2009	Jackson Rev Trust, Ma	165806	QC	148/33		I
03/06/2009	JACKSON, JAMES/M	165806	QC	148/33		I
02/10/2003	JACKSON, JAMES/M		DD	140/520		I
12/17/1996	.16A TO CITY OF BLU	0	WD	132/434		I
11/14/1996	.110 A TO IND DEPT	0	WD	132/321		I

Industrial

Notes

Land Computations

Calculated Acreage	5.40
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.40
81 Legal Drain NV	0.00
82 Public Roads NV	0.01
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	5.39
Farmland Value	\$1,530
Measured Acreage	0.91
Avg Farmland Value/Acre	1681
Value of Farmland	\$9,060
Classified Total	\$0
Farm / Classified Value	\$9,100
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$1,600
CAP 3 Value	\$85,100
Total Value	\$86,700

