

90-08-04-505-053.000-004

General Information

Parcel Number
90-08-04-505-053.000-004

Local Parcel Number
0100729700

Tax ID:

Routing Number
M04.01 R61

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)
817 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Beeks, Anthony L

Ownership

Beeks, Anthony L
817 S Main St
Bluffton, IN 46714

Legal

TOWNLEY SOUTH LOT 67 (4-P)



817 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/22/2016	Beeks, Anthony L	202740	WR	155/826	\$108,000	I
07/15/2015	Flowers, Terry D / Mar	199836	AS	155/95		I
01/01/1900	FLOWERS, TERRY D/		WD	/		I

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes

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"/>
\$21,000	Land	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
\$21,000	Land Res (1)	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$182,700	Improvement	\$182,700	\$177,200	\$161,700	\$148,200	\$131,900
\$182,700	Imp Res (1)	\$182,700	\$177,200	\$161,700	\$148,100	\$131,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$100	\$100
\$203,700	Total	\$203,700	\$198,200	\$182,700	\$161,200	\$144,900
\$203,700	Total Res (1)	\$203,700	\$198,200	\$182,700	\$161,100	\$144,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$100	\$100

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		63	63x170	1.06	\$314.29	\$333	\$20,979	0%	1.0000	100.00	0.00	0.00	\$20,980

Land Computations

Calculated Acreage	0.25
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,000

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

90-08-04-505-053.000-004

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	53 Partial Story - Befor
Finished Area	2748 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
Porch, Enclosed Masonry	170	\$13,900
Stoop, Masonry	35	\$1,800
Canopy, Shed Type	35	\$400
Stoop, Masonry	345	\$6,200

Beeks, Anthony L

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	8

Heat Type

Central Warm Air

817 S MAIN

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BLUFFTON AVERAGE 150/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1690	1690	\$147,400	
2					
3					
4					
1/4					
1/2	1Fr	638	638	\$31,400	
3/4					
Attic		420	420	\$12,500	
Bsmt		848	0	\$31,600	
Crawl		842	0	\$7,000	
Slab					

Total Base \$229,900

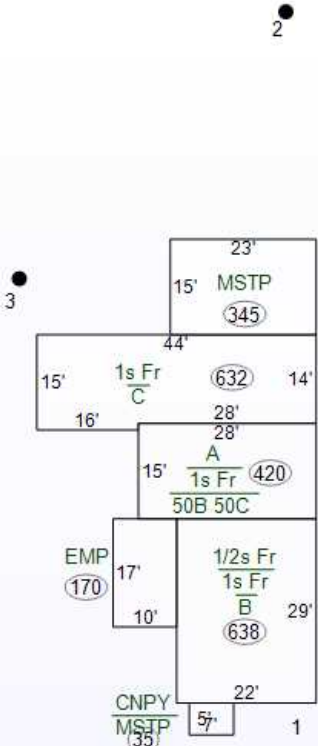
Adjustments 1 Row Type Adj. x 1.00 \$229,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1690 A:420 1/2:638	\$6,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$238,700

Sub-Total, 1 Units

Exterior Features (+)	\$22,300	\$261,000
Garages (+) 0 sqft	\$0	\$261,000
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.96
Replacement Cost		\$225,504



Specialty Plumbing

Description	Count	Value
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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	1 1/2	Wood Fr	D+2	1900	1980	45 A		0.96		3,596 sqft	\$225,504	38%	\$139,810	0%	100%	1.410	0.860	100.00	0.00	0.00	\$169,500
2: Detached Garage	1	Wood Fr	D	1975	1975	50 A	\$38.62	0.96	\$29.66	26'x28'	\$21,593	40%	\$12,960	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,000
3: Utility Shed	1	SV	D	2022	2022	3 A		0.96		8'x10'		15%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200