

90-08-04-400-038.000-004

General Information

Parcel Number
90-08-04-400-038.000-004

Local Parcel Number
0100919900

Tax ID:

Routing Number
M04.01 R24

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 200543-004
BLUFFTON AVERAGE 132

Section/Plat
4L

Location Address (1)
636 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200543 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

Grandlienard, Jared A/Rebecca J

Ownership

Grandlienard, Jared A/Rebecca Jo
636 S Main St
Bluffton, IN 46714

Legal

04-26-12 1.11A
PT NW SE
E OF LOTS 3-5 ARNOLDS



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
02/25/2025	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"/>
\$30,500	Land	\$30,500	\$30,500	\$30,500	\$21,600	\$21,600
\$27,500	Land Res (1)	\$27,500	\$27,500	\$27,500	\$19,500	\$19,500
\$3,000	Land Non Res (2)	\$3,000	\$3,000	\$3,000	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$2,100	\$2,100
\$408,600	Improvement	\$408,600	\$388,800	\$351,200	\$300,400	\$269,500
\$408,600	Imp Res (1)	\$408,600	\$388,800	\$351,200	\$298,800	\$268,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$1,600	\$1,000
\$439,100	Total	\$439,100	\$419,300	\$381,700	\$322,000	\$291,100
\$436,100	Total Res (1)	\$436,100	\$416,300	\$378,700	\$318,300	\$288,000
\$3,000	Total Non Res (2)	\$3,000	\$3,000	\$3,000	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$3,700	\$3,100

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')

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		161	165x295	1.20	<u>\$154.55</u>	\$185	\$30,525	0%	1.0000	90.00	10.00	0.00	\$30,530

510, 1 Family Dwell - Platted Lot

636 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/17/2023	Grandlienard, Jared A/	20230493	WR	/	\$425,000	I
04/10/2000	CARNALL, ANDREW	0	WD	136/997		I
08/16/1996	DIESELBERG, DAVID/	0	WD	132/2,3,4		I
01/01/1900	GEHRIG, MARILYN VI		WD	/		I

Res

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	1.12
Actual Frontage	161
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.12
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	1.12
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	\$27,500
CAP 2 Value	\$3,000
CAP 3 Value	\$0
Total Value	\$30,500

BLUFFTON AVERAGE 132/ 2/2

Description	Area	Value
Stoop, Masonry	429	\$6,700
Stoop, Masonry	18	\$1,800
Canopy, Roof Extension	18	\$800
Wood Deck	35	\$1,200
Porch, Open Frame	20	\$3,400
Wood Deck	378	\$7,500

Description	Count	Value
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Replacement Cost	\$393,725
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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	4/6 Maso	C+1	1941	1990	35	A		0.96		5,679 sqft	\$393,725	26%	\$291,360	0%	100%	1.350	0.860	100.00	0.00	0.00	\$338,300
2: Detached Garage	1	Stone	C	1945	1945	80	A	\$39.94	0.96	\$38.34	29'x40'	\$124,413	45%	\$68,430	0%	100%	1.000	1.000	100.00	0.00	0.00	\$68,400
3: Gazebo	1		C	2015	2015	10	A	\$44.91	0.96	\$43.11	79 sqft	\$3,406	20%	\$2,720	50%	100%	1.000	1.000	100.00	0.00	0.00	\$1,400
4: Utility Shed	1	SV	C	2021	2021	4	A		0.96		10'x12'		15%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$500

Total this page	\$408,600
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