

90-08-04-539-391.000-004

General Information

Parcel Number
90-08-04-539-391.000-004

Local Parcel Number
0100957700

Tax ID:

Routing Number
M03.04 R66

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
4G

Location Address (1)
118 E SOUTH
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

ROPER, LAURISA D

Ownership

ROPER, LAURISA D
118 E SOUTH
BLUFFTON, IN 46714

Legal

ORIG PT LOT 201 00-26-12
E 41'
118 E SOUTH



118 E SOUTH

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/22/1998	ROPER, LAURISA D	0	WD	134/770		I
01/01/1900	STANDARD FEDERA		WD	/		I

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	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"/>
\$11,200	Land	\$11,200	\$11,200	\$11,200	\$6,700	\$6,700
\$11,200	Land Res (1)	\$11,200	\$11,200	\$11,200	\$6,700	\$6,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$160,700	Improvement	\$160,700	\$140,600	\$125,300	\$120,600	\$107,300
\$160,700	Imp Res (1)	\$160,700	\$140,600	\$125,300	\$120,600	\$107,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$171,900	Total	\$171,900	\$151,800	\$136,500	\$127,300	\$114,000
\$171,900	Total Res (1)	\$171,900	\$151,800	\$136,500	\$127,300	\$114,000
\$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 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		41	41x70	0.74	\$370	\$274	\$11,234	0%	1.0000	100.00	0.00	0.00	\$11,230

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.07
Actual Frontage	41
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.07
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	0.07
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	\$11,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,200

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 3/4
Style	53 Partial Story - Befor
Finished Area	1980 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 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 Frame	78	\$7,800
Porch, Open Frame	90	\$6,300
Wood Deck	90	\$2,800
Wood Deck	81	\$2,300

Plumbing

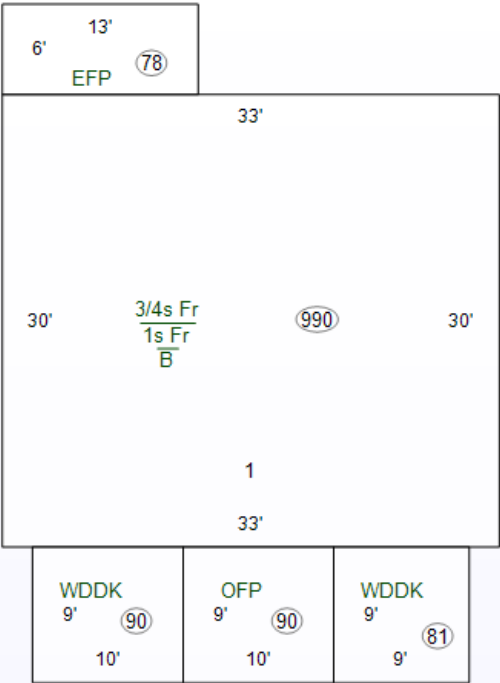
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	990	990	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	990	990	\$46,600	
Attic					
Bsmt		990	0	\$34,600	
Crawl					
Slab					

Total Base \$186,500

Adjustments 1 Row Type Adj. x 1.00 \$186,500

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) MS:1 MO:1 \$4,500

No Heating (-) \$0

A/C (+) 1:990 3/4:990 \$5,000

No Elec (-) \$0

Plumbing (+ / -) 7 - 5 = 2 x \$800 \$1,600

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$197,600

Sub-Total, 1 Units

Exterior Features (+) \$19,200 \$216,800

Garages (+) 0 sqft \$0 \$216,800

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.96

Replacement Cost \$197,722

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 3/4	Wood Fr	C-1	1900	1980	45	A			0.96		2,970 sqft	\$197,722	30%	\$138,410	0%	100%	1.350	0.860	100.00	0.00	0.00	\$160,700