

90-08-04-504-023.000-004

General Information

Parcel Number  
90-08-04-504-023.000-004

Local Parcel Number  
0100891100

Tax ID:

Routing Number  
M04.01 R16

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  
04

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography  
Level

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

Schwartz, Christopher / Naundu

Ownership

Schwartz, Christopher / Naundus  
3079 N 450 E  
Bluffton, IN 46714

Legal

ARNOLDS 05-26-12



824 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/20/2001	Schwartz, Christopher		TD	138/687		I
11/29/2000	SHEPHERD, WILLIAM		WD	137/834		I
09/25/1985	SHEPHERD, WILLIAM	0	WD	/		I
01/01/1900	EASEMENT TO THO		WD	/		I

510, 1 Family Dwell - Platted Lot

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"/>
\$19,100	Land	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$19,100	Land Res (1)	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$131,700	Improvement	\$131,700	\$154,100	\$137,300	\$132,200	\$117,000
\$131,700	Imp Res (1)	\$131,700	\$154,100	\$137,300	\$132,200	\$117,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$150,800	Total	\$150,800	\$173,200	\$156,400	\$143,600	\$128,400
\$150,800	Total Res (1)	\$150,800	\$173,200	\$156,400	\$143,600	\$128,400
\$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		50	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

OccupancySingle-Family  
DescriptionSingle-Family  
Story Height2 1/2  
Style64 Two Story - Before  
Finished Area3096 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	91	\$6,300
Wood Deck	50	\$1,700
Canopy, Roof Extension	50	\$1,000
Patio, Treated Pine	112	\$800

Plumbing

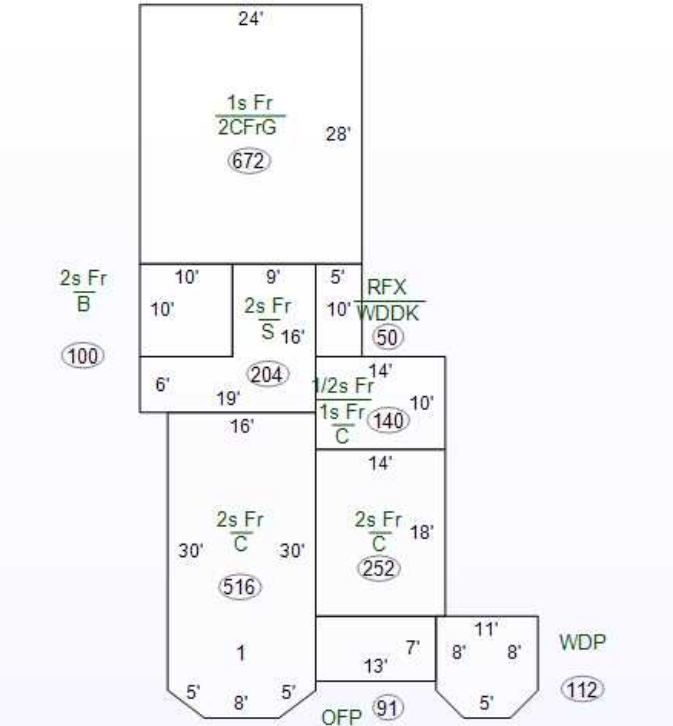
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
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	1212	1212	\$117,700	
2	1Fr	1744	1744	\$78,000	
3					
4					
1/4					
1/2	1Fr	140	140	\$14,000	
3/4					
Attic					
Bsmt		100	0	\$16,400	
Crawl		908	0	\$7,200	
Slab		204	0	\$0	

Total Base \$233,300

Adjustments 1 Row Type Adj. x 1.00 \$233,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$235,700

Sub-Total, 1 Units

Exterior Features (+)	\$9,800	\$245,500
Garages (+) 672 sqft	\$26,000	\$271,500
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	
Replacement Cost	\$260,640	

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 1/2	Wood Fr	C	1900	1980	45 F		0.96		3,196 sqft	\$260,640	38%	\$161,600	0%	85%	1.350	0.710	100.00	0.00	0.00	\$131,700