

90-08-04-511-002.000-004

General Information

Parcel Number
90-08-04-511-002.000-004

Local Parcel Number
0100656200

Tax ID:

Routing Number
M04.01 R53

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
4L

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

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 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

Noe, Jace/Jacinda

Ownership

Noe, Jace/Jacinda
627 S Main
Bluffton, IN 46714

Legal

TOWNLEY SOUTH S 50' LOT 25 (4-L)

627 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/13/2023	Noe, Jace/Jacinda	20232919	WR	/	\$201,000	I
10/22/2003	THOMPSON, STEVE/	134533	QC	141/428		I
04/15/1998	THOMPSON, MELISS	0	WD	134/93		I
01/01/1900	TUCKER, OPAL M		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
02/28/2025	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"/>
\$19,600	Land	\$19,600	\$19,600	\$19,600	\$11,700	\$11,700
\$19,600	Land Res (1)	\$19,600	\$19,600	\$19,600	\$11,700	\$11,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$213,900	Improvement	\$213,900	\$181,800	\$146,800	\$134,800	\$120,000
\$213,900	Imp Res (1)	\$213,900	\$181,800	\$146,800	\$134,500	\$119,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$300	\$300
\$233,500	Total	\$233,500	\$201,400	\$166,400	\$146,500	\$131,700
\$233,500	Total Res (1)	\$233,500	\$201,400	\$166,400	\$146,200	\$131,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$300	\$300

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		50	50x170	1.06	\$370	\$392	\$19,600	0%	1.0000	100.00	0.00	0.00	\$19,600

Land Computations

Calculated Acreage	0.20
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$19,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,600

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

90-08-04-511-002.000-004

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1 3/4
Style 53 Partial Story - Befor
Finished Area 1886 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	281	\$13,200
Patio, Concrete	360	\$2,500
Wood Deck	143	\$3,700

Noe, Jace/Jacinda

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

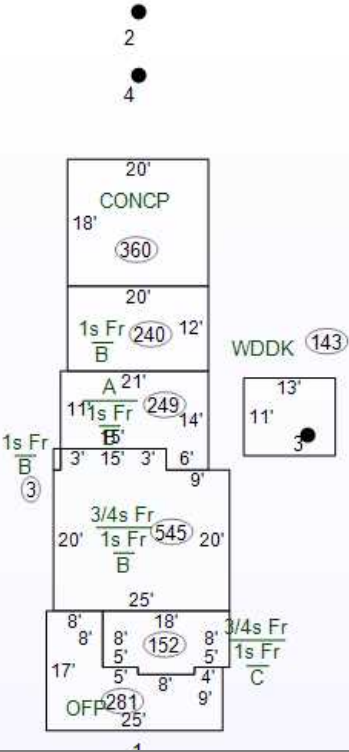
Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air

627 S MAIN



Specialty Plumbing

Description	Count	Value
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510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1189	1189	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	697	697	\$37,800	
Attic		249	0	\$4,800	
Bsmt		1037	0	\$35,200	
Crawl		152	0	\$3,500	
Slab					

Total Base \$199,000

Adjustments 1 Row Type Adj. x 1.00 \$199,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1189 3/4:697	\$5,100
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$208,900

Sub-Total, 1 Units

Exterior Features (+)	\$19,400	\$228,300
Garages (+) 0 sqft	\$0	\$228,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	

Replacement Cost \$197,251

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 3/4	Wood Fr	D+2	1880	2010	15 A		0.96		3,172 sqft	\$197,251	17%	\$163,720	0%	100%	1.410	0.860	100.00	0.00	0.00	\$198,500
2: Detached Garage	1	Wood Fr	C	1969	1969	56 A	\$41.81	0.96	\$40.14	24'x24'	\$23,119	40%	\$13,870	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,900
3: Gazebo	1		C	2024	2024	1 A	\$44.91	0.96	\$43.11	11'x13'	\$6,165	5%	\$5,860	80%	100%	1.000	1.000	100.00	0.00	0.00	\$1,200
4: Utility Shed	1	SV	D	2016	2016	9 A		0.96		8'x10'		30%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$300

Total all pages \$213,900

Total this page \$213,900