

90-08-04-519-001.000-004

Blount, Gary L/Michelle K

110 W CENTRAL

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-519-001.000-004

**Local Parcel Number**

0100651700

**Tax ID:****Routing Number**

M04.09 R70

**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)**110 W CENTRAL  
BLUFFTON, In 46714**Zoning****Subdivision****Lot****Market Model**

BLUFFTON 200643 HOUSETYPE

**Characteristics****Topography**      **Flood Hazard**

Rolling

**Public Utilities**      **ERA**

All

**Streets or Roads**      **TIF**

Paved, Sidewalk

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

**Review Group** 2024**Ownership**

Blount, Gary L/Michelle K  
433 Grassland Ct  
Bluffton, IN 46714

TOWNLEY'S FR 02-03 EX E 19' / TOWNLEY & SILVERS SOUTH PT 28-29 N PT W 40' (4-L)

**110 W CENTRAL****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/28/2021	Blount, Gary L/Michell	20215963	WR	/	\$175,000	I
06/20/2018	Lynch, Thomas A III/La	20182180	WR	/	\$121,750	I
07/17/2012	Devine, Matthew C	184034	WR	151/536	\$130,000	I
06/10/2010	Dunwiddie, Danial M/C	172885	WD	149/319	\$23,404	I
10/29/1992	KOEDEL, WENDELL	0	WD	127/643		I
03/16/1992	HINESLEY, STEVEN/	0	WD	126/902		I

**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	AA	AA	AA
03/05/2025		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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
		Land	\$18,200	\$18,200	\$18,200	\$10,900	\$10,900
		Land Res (1)	\$18,200	\$18,200	\$18,200	\$10,900	\$10,900
		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Improvement	\$179,400	\$187,000	\$170,200	\$155,500	\$137,400
		Imp Res (1)	\$179,400	\$187,000	\$170,200	\$155,500	\$137,400
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Total	\$197,600	\$205,200	\$188,400	\$166,400	\$148,300
		Total Res (1)	\$197,600	\$205,200	\$188,400	\$166,400	\$148,300
		Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**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		52	52x140	0.97	\$359.62		\$349	18,148	0%	1.0000	100.00	0.00	\$18,150

**Land Computations**

Calculated Acreage	0.17
Actual Frontage	52
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.17
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	0.17
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	\$18,200
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$18,200</b>

**Data Source** External Only**Collector** 05/29/2024

Nexus

**Appraiser**

90-08-04-519-001.000-004

Blount, Gary L/Michelle K

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2 1/2  
 Style 64 Two Story - Before  
 Finished Area 2215 sqft  
 Make

Floor Finish	
<input type="checkbox"/> Earth	<input checked="" 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	

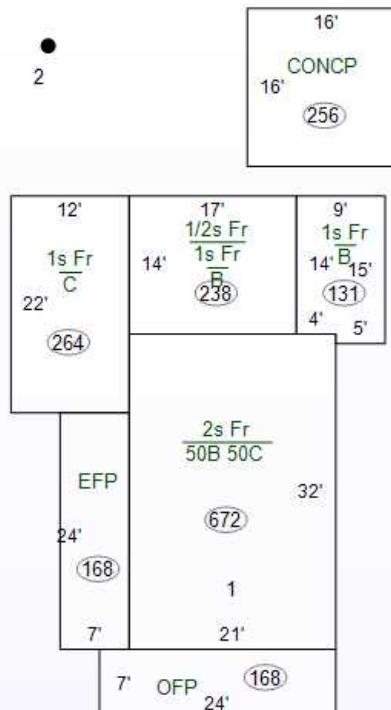
Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile
<input type="checkbox"/> Other	

Exterior Features	
Description	Area
Porch, Enclosed Frame	168
Porch, Open Frame	168
Patio, Concrete	256
	Value
	\$12,800
	\$9,200
	\$1,900

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-1	1900	1990	35 A		0.96		2,920 sqft	\$232,742	26%	\$172,230	0%	100%	1.410	0.710	100.00	0.00	0.00	\$172,400
2: Detached Garage	1	Wood Fr	D	1964	1964	61 A	\$55.64	0.96	\$42.73	14'x22'	\$13,161	47%	\$6,980	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,000

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510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1305	1305	\$124,300
2	1Fr	672	672	\$41,700
3				
4				
1/4				
1/2	1Fr	238	238	\$17,400
3/4				
Attic				
Bsmt		705	0	\$28,600
Crawl		600	0	\$6,300
Slab				
Total Base				\$218,300
Adjustments				1 Row Type Adj. x 1.00 \$218,300
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1 \$4,500
No Heating (-)				\$0
A/C (+)				1:1305 1/2:238 2:672 \$6,100
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$231,300
Sub-Total, 1 Units				
Exterior Features (+)				\$23,900 \$255,200
Garages (+) 0 sqft				\$0 \$255,200
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
Replacement Cost				\$232,742

**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
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Total all pages

\$179,400

Total this page

\$179,400