

90-08-04-400-003.000-004

General Information

Parcel Number  
90-08-04-400-003.000-004

Local Parcel Number  
0100660000

Tax ID:

Routing Number  
M04.08 R26

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)  
701 S JOHNSON  
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

Moyer, John/Beverly

Ownership

Moyer, John/Beverly  
701 S Johnson  
Bluffton, IN 46714

Legal

04-26-12 .222A  
PT NW SE E OF LOT 6 ARNOLDS



701 S JOHNSON

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/05/2020	Moyer, John/Beverly	20200915	TD	/	\$117,500	I
01/24/2003	Inskeep Trust, Doris E	127147	TD	140/458	\$125,000	I
01/24/2003	BENDER, PAUL L TR	127145-6	QC	140/456-7		I
05/05/1997	BENDER, PAUL L ET	0	QC	132/840		I
08/16/1996	BENDER, PAUL L/MA	0	QC	132/3		I
01/01/1900	FROM GEHRIG .222		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	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"/>
\$21,600	Land	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700
\$21,600	Land Res (1)	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$156,600	Improvement	\$156,600	\$134,400	\$119,800	\$115,300	\$102,400
\$156,600	Imp Res (1)	\$156,600	\$134,400	\$119,800	\$115,000	\$102,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$300	\$300
\$178,200	Total	\$178,200	\$156,000	\$141,400	\$129,000	\$116,100
\$178,200	Total Res (1)	\$178,200	\$156,000	\$141,400	\$128,700	\$115,800
\$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 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		70	70x147	1.05	<u>\$292.86</u>	\$308	\$21,560	0%	1.0000	100.00	0.00	0.00	\$21,560

Land Computations

Calculated Acreage	0.24
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
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	0.22
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	\$21,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,600

BLUFFTON AVERAGE 132/ 1/2

Notes

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	135 Ranch
Finished Area	1616 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input 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
Patio, Concrete	480	\$3,700
Patio, Concrete	54	\$400

Plumbing

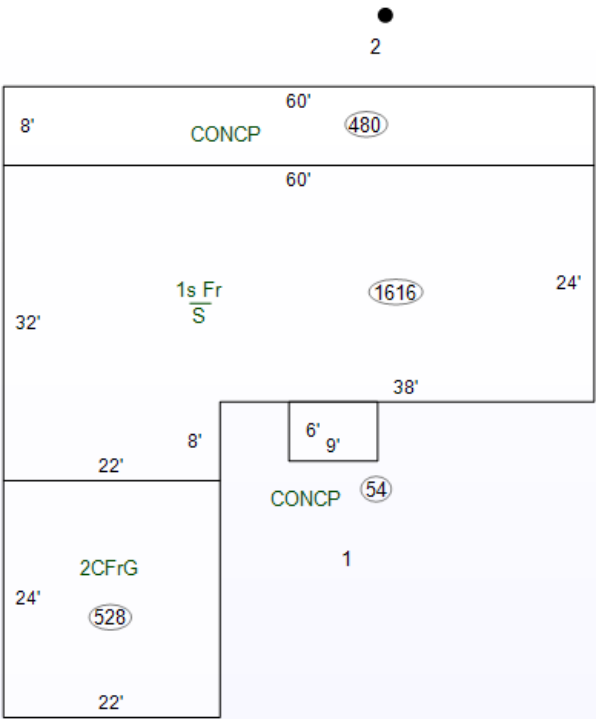
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1616	1616	\$142,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1616	0	\$0	

Total Base \$142,100

Adjustments 1 Row Type Adj. x 1.00 \$142,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1616	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$155,600

Sub-Total, 1 Units

Exterior Features (+)	\$4,100	\$159,700
Garages (+) 528 sqft	\$21,400	\$181,100
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.96

Replacement Cost \$173,856

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	Wood Fr	C	1952	1990	35	A		0.96		1,616 sqft	\$173,856	26%	\$128,650	0%	100%	1.350	0.900	100.00	0.00	0.00	\$156,300
2: Utility Shed	1	SV	C	1995	1995	30	A		0.96		10'x12'		60%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$300