

90-08-04-516-043.000-004

Bennett, Jason C

118 W CENTRAL

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-516-043.000-004

Local Parcel Number

0100881700

Tax ID:**Routing Number**

M04.09 R72

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)

118 W CENTRAL

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

BLUFFTON 200643 HOUSETYPE

Characteristics**Topography** Flood Hazard

High

Public Utilities ERA

All

Streets or Roads TIF

Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source Owner

Ownership

Bennett, Jason C

118 W Central Ave

Bluffton, IN 46714

LegalTOWNLEY & SILVERS SOUTH LOT 29 & 30 LOT
#4-5 EX E 12' (4-L)

118 W CENTRAL

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Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/21/2019	Bennett, Jason C	20190830	WR	/	\$113,000	I
08/11/2009	McEvoy, Eric E/Shann	168539	WD	148/438	\$92,000	I
02/25/1986	HARRIS, WAYNE A/B	0	WD	/		I
01/01/1900	TO HARRIS		WD	/		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	AA	AA	Misc	AA	AA	
03/04/2025	04/13/2025	03/30/2024	07/02/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	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"/>	
Land	\$20,800	\$20,800	\$20,800	\$12,400	\$12,400	
Land Res (1)	\$20,800	\$20,800	\$20,800	\$12,400	\$12,400	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Improvement	\$124,700	\$123,300	\$112,500	\$103,200	\$90,900	
Imp Res (1)	\$124,700	\$123,300	\$112,500	\$101,100	\$89,000	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$2,100	\$1,900	
Total	\$145,500	\$144,100	\$133,300	\$115,600	\$103,300	
Total Res (1)	\$145,500	\$144,100	\$133,300	\$113,500	\$101,400	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$0	\$0	\$2,100	\$1,900	

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	52x215	1.11	\$359.62	\$399	\$20,748	0%	1.0000	100.00	0.00	0.00	\$20,750

Land Computations

Calculated Acreage	0.26
Actual Frontage	52
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.26
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	0.26
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	\$20,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,800

Collector 05/29/2024 Nexus

Appraiser

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General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 1836 sqft
 Make

Plumbing

#	TF
Full Bath	1
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1
Total	5