

90-08-04-504-001.000-004

Caldwell, Floyd D

814 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

**General Information**

**Parcel Number** Caldwell, Floyd D  
90-08-04-504-001.000-004  
**Local Parcel Number** 6972 N. SR 1  
0100648000  
**Tax ID:** Ossian, IN 46777

**Routing Number**  
M04.01 R18

**Property Class 510**  
1 Family Dwell - Platted Lot

**Year: 2025****Location Information**

**County** Wells  
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)**  
814 S MAIN  
BLUFFTON, In 46714

**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

**Subdivision****Lot**

**Market Model**  
BLUFFTON 200543 HOUSETYPE

**Characteristics**

Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved, Sidewalk	<input type="checkbox"/>

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2024

**Ownership****814 S MAIN****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/12/2012	Caldwell, Floyd D	185005	SW	151/712	\$15,000	I
02/29/2012	Federal Home Loan M	181943	SH	151/109	\$32,150	I
01/03/2008	Walsh, Robert F	159751	WD	146/764	\$30,000	I
09/20/2007	LIBY, VALERA	158208	SH	146/416		
11/22/1996	LIBY, RALPH D/V E	0	WD	60/185		I
01/01/1900	CONT W/NEWMAN, J		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
<b>WIP</b>			AA	AA	AA	AA	AA
<b>Reason For Change</b>							
<b>As Of Date</b>	02/16/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
<b>Valuation Method</b>	Indiana Cost Mod						
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
<b>Notice Required</b>	<input type="checkbox"/>						
<b>Land</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$11,400</b>	<b>\$11,400</b>	
Land Res (1)	\$19,100	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Improvement</b>	<b>\$121,200</b>	<b>\$125,900</b>	<b>\$112,800</b>	<b>\$109,000</b>	<b>\$97,000</b>		
Imp Res (1)	\$121,200	\$125,900	\$112,800	\$109,000	\$97,000		
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0		
<b>Total</b>	<b>\$140,300</b>	<b>\$145,000</b>	<b>\$131,900</b>	<b>\$120,400</b>	<b>\$108,400</b>		
Total Res (1)	\$140,300	\$145,000	\$131,900	\$120,400	\$108,400		
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0		

**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
<b>Total Value</b>	<b>\$19,100</b>

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-504-001.000-004

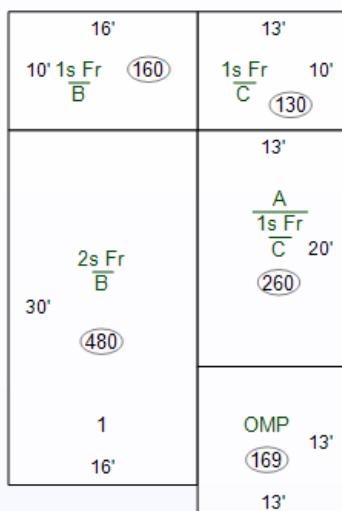
Caldwell, Floyd D

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BLUFFTON AVERAGE 132/ 2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	2 6
Story Height	2	Half Bath	0 0
Style	64 Two Story - Before	Kitchen Sinks	1 1
Finished Area	1770 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Accommodations	
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	Bedrooms	3
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	1
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	1
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	6
Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
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	
Porch, Open Masonry	169	\$9,700	



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1030	1030	\$106,900	
2	1Fr	480	480	\$33,500	
3					
4					
1/4					
1/2					
3/4					
Attic		260	260	\$9,200	
Bsmt		640	0	\$27,600	
Crawl		390	0	\$5,100	
Slab					
					Total Base \$182,300
Adjustments					1 Row Type Adj. x 1.00 \$182,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1030 2:480 A:260 \$5,200
No Elec (-)					\$0
Plumbing (+ / -)					8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$189,900
					Sub-Total, 1 Units
Exterior Features (+)					\$9,700 \$199,600
Garages (+) 0 sqft					\$0 \$199,600
					Quality and Design Factor (Grade) 0.95
					Location Multiplier 0.96
					Replacement Cost \$182,035

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	Wood Fr	C-1	1900	1975	50	A		0.96		2,410 sqft	\$182,035	35%	\$118,320	0%	100%	1,350	0.710	100.00	0.00	0.00	\$113,400
2: Detached Garage	1	Wood Fr	D	1945	1945	80	A	\$46.21	0.96	\$35.49	20'x22'	\$15,615	50%	\$7,810	0%	100%	1,000	1.000	100.00	0.00	0.00	\$7,800

Total all pages

\$121,200

Total this page

\$121,200