

90-08-04-518-010.000-004

Gross, Adam

613 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

## General Information

**Parcel Number**  
90-08-04-518-010.000-004  
**Local Parcel Number**  
0100679500  
**Tax ID:**

**Routing Number**  
M04.01 R50

**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)**  
613 S MAIN  
BLUFFTON, In 46714

## Zoning

## Subdivision

## Lot

**Market Model**  
BLUFFTON 200643 HOUSETYPE

## Characteristics

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

## Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

**Review Group** 2024

## Ownership

## Legal

PORITION 4 04-26-12 .160A  
PT NWSE N OF LOT 24 TOWN S

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## Transfer of Ownership

## Notes

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/09/2020	Gross, Adam	20205486	WR	/	\$182,000	I
12/22/2014	Saige, Jody C/Megan	197045	WR	154/476	\$171,000	I
11/16/2007	ALFELD, CHRISTOPH	159033	WD	146/596	\$171,250	I
12/19/1994	MILLER, DUANE S/CA	0	WD	130/201		I
05/03/1978	GEHRING, CLARRIN	0	WD	/		I
01/01/1900	TO GEHRING		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	AA	AA	AA	AA	AA	AA
02/16/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>					
<b>Land</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$10,700</b>	<b>\$10,700</b>
Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$10,700	\$10,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$221,600</b>	<b>\$245,800</b>	<b>\$225,800</b>	<b>\$207,900</b>	<b>\$186,300</b>	
Imp Res (1)	\$221,600	\$245,800	\$225,800	\$207,900	\$186,300	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
<b>Total</b>	<b>\$239,600</b>	<b>\$263,800</b>	<b>\$243,800</b>	<b>\$218,600</b>	<b>\$197,000</b>	
Total Res (1)	\$239,600	\$263,800	\$243,800	\$218,600	\$197,000	
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		50	50x140	0.97	\$370		\$359	17.950	0%	1.0000	100.00	0.00	\$17,950

## 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	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$18,000</b>

Lot

Market Model

BLUFFTON 200643 HOUSETYPE

## Characteristics

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

## Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-518-010.000-004

Gross, Adam

## General Information

		#	TF
Occupancy	Single-Family		
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	3231 sqft	Water Heaters	1 1
Make		Add Fixtures	1 1
		Total	5 9

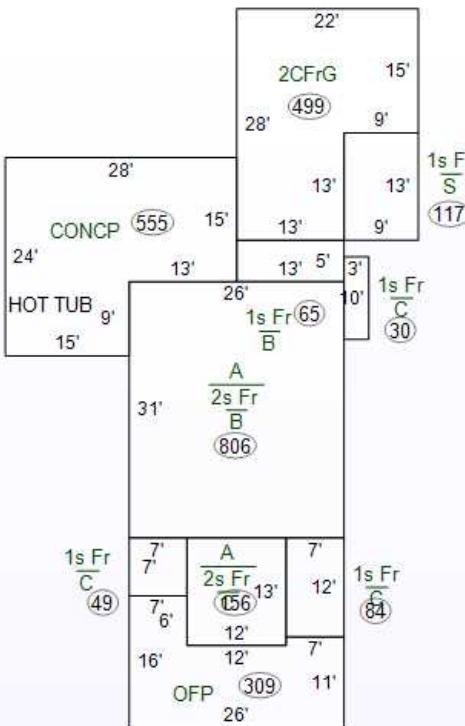
Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> 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 checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features		
Description	Area	Value
Porch, Open Frame	309	\$14,000
Patio, Concrete	555	\$4,500

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## Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1307	1307	\$124,300	
2	1Fr	962	962	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic		962	962	\$21,600	
Bsmt		838	0	\$31,600	
Crawl		319	0	\$4,600	
Slab		117	0	\$0	
					<b>Total Base</b> \$232,500
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$232,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1307 2:962 A:962	\$7,200
No Elec (-)					\$0
Plumbing (+ / -)				9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
				<b>Sub-Total, One Unit</b>	\$242,900
				<b>Sub-Total, 1 Units</b>	
Exterior Features (+)				\$18,500	\$261,400
Garages (+) 499 sqft				\$20,100	\$281,500
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.96	
				<b>Replacement Cost</b>	\$283,752

## 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	1891	2000	25 A		0.96		4,069 sqft	\$283,752	22%	\$221,330	0%	100%	1.410	0.710	100.00	0.00	0.00	\$221,600

Total all pages

\$221,600

Total this page

\$221,600