

90-08-04-511-005.000-004

General Information

Parcel Number
90-08-04-511-005.000-004

Local Parcel Number
0100659200

Tax ID:

Routing Number
M04.01 R56

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)
713 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

RAINS, LARRY W

Ownership

RAINS, LARRY W
713 S MAIN ST
BLUFFTON, IN 46714

Legal

TS LOT 28 PT
TS LOT 27 EX N 55 FT



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 |
| 02/16/2025 | 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"/> |
| \$22,400 | Land | \$22,400 | \$22,400 | \$22,400 | \$14,500 | \$14,500 |
| \$22,400 | Land Res (1) | \$22,400 | \$22,400 | \$22,400 | \$14,500 | \$14,500 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$182,900 | Improvement | \$182,900 | \$174,500 | \$160,100 | \$147,800 | \$131,200 |
| \$182,900 | Imp Res (1) | \$182,900 | \$166,600 | \$152,200 | \$139,500 | \$123,900 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$7,900 | \$7,900 | \$8,300 | \$7,300 |
| \$205,300 | Total | \$205,300 | \$196,900 | \$182,500 | \$162,300 | \$145,700 |
| \$205,300 | Total Res (1) | \$205,300 | \$189,000 | \$174,600 | \$154,000 | \$138,400 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (3) | \$0 | \$7,900 | \$7,900 | \$8,300 | \$7,300 |

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 | | 78 | 78x170 | 1.06 | \$271.15 | \$287 | \$22,386 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$22,390 |

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.30 |
| Actual Frontage | 78 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.30 |
| 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 | 0.30 |
| 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 | \$22,400 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$22,400 |

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

| General Information | | Plumbing | |
|---------------------|--------------------------|---------------|-----|
| Occupancy | Single-Family | # | TF |
| Description | Single-Family | Full Bath | 1 3 |
| Story Height | 1 1/2 | Half Bath | 0 0 |
| Style | 53 Partial Story - Befor | Kitchen Sinks | 1 1 |
| Finished Area | 2107 sqft | Water Heaters | 1 1 |
| Make | | Add Fixtures | 0 0 |

| 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 | |

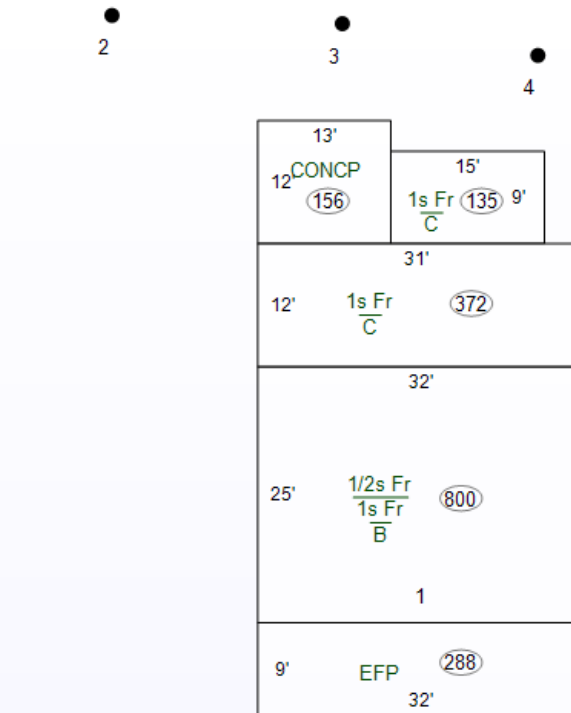
Roofing
☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

| Exterior Features | | |
|-----------------------|------|----------|
| Description | Area | Value |
| Patio, Concrete | 156 | \$1,200 |
| Porch, Enclosed Frame | 288 | \$18,000 |

| Plumbing | | |
|---------------|---|----|
| | # | TF |
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

| Accommodations | |
|----------------|---|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 6 |

Heat Type
Central Warm Air



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

| Cost Ladder | | | | | |
|-------------|--------|------|--------|-----------|--------|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | 1Fr | 1307 | 1307 | \$124,300 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | 1Fr | 800 | 800 | \$36,300 | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 800 | 0 | \$30,600 | |
| Crawl | | 507 | 0 | \$5,700 | |
| Slab | | | | | |

| | Total Base | \$196,900 |
|--------------------|-------------------------------|------------------|
| Adjustments | 1 Row Type Adj. x 1.00 | \$196,900 |
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1307 1/2:800 | \$5,400 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 – 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

| | | |
|-----------------------------------|----------------------------|-----------|
| | Sub-Total, One Unit | \$202,300 |
| | Sub-Total, 1 Units | |
| Exterior Features (+) | \$19,200 | \$221,500 |
| Garages (+) 0 sqft | \$0 | \$221,500 |
| Quality and Design Factor (Grade) | | 0.95 |
| Location Multiplier | | 0.96 |
| | Replacement Cost | \$202,008 |

| 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 1/2 | Wood Fr | C-1 | 1900 | 1975 | 50 | A | | 0.96 | | 2,907 sqft | \$202,008 | 35% | \$131,310 | 0% | 100% | 1.410 | 0.860 | 100.00 | 0.00 | 0.00 | \$159,200 |
| 2: Detached Garage 1 | 1 | Wood Fr | C | 1900 | 1900 | 125 | A | \$46.21 | 0.96 | \$44.36 | 22'x20' | \$19,519 | 45% | \$10,740 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$10,700 |
| 3: Detached Garage 2 | 1 | Wood Fr | C | 2006 | 2006 | 19 | A | \$36.00 | 0.96 | \$34.56 | 30'x30' | \$31,104 | 18% | \$25,510 | 50% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$12,800 |
| 4: Utility Shed | 1 | SV | D | 2002 | 2002 | 23 | A | | 0.96 | | 8'x8' | | 55% | | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$200 |