

90-08-04-504-025.000-004

McConnehey, David Carlyle II

128 W SILVER

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-504-025.000-004

Local Parcel Number

0100898700

Tax ID:**Routing Number**

M04.02 R23

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)

128 W SILVER

BLUFFTON, In 46714

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

N/A

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

Ownership

McConnehey, David Carlyle II

1533 Greentree Court

Fort Wayne, IN 46845

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj | Sale Price | V/I |
|------------|---------------------|----------|------|-----------|-----|------------|-----|
| 11/09/2021 | McConnehey, David C | 20215154 | WR | / | | / | |
| 10/15/1979 | McConnehey, Mark E/ | | 0 | WD | / | / | |
| 01/01/1900 | TO MCCONNEHEY | | | WD | / | / | |

Legal

ARNOLDS 21-26-12

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 | AA | AA | AA |
| Reason For Change | | | | | | | |
| As Of Date | 02/27/2025 | 04/13/2025 | 03/30/2024 | 03/14/2023 | 04/07/2022 | 03/01/2021 | |
| Valuation Method | Indiana Cost Mod | |
| Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 | |
| Notice Required | <input type="checkbox"/> | |
| Land | \$15,000 | \$15,000 | \$15,000 | \$15,000 | \$10,400 | \$10,400 | |
| Land Res (1) | \$15,000 | \$15,000 | \$15,000 | \$15,000 | \$10,400 | \$10,400 | |
| Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Improvement | \$114,600 | \$94,900 | \$84,900 | \$82,000 | \$72,700 | | |
| Imp Res (1) | \$114,600 | \$94,900 | \$84,900 | \$82,000 | \$72,700 | | |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| Total | \$129,600 | \$109,900 | \$99,900 | \$92,400 | \$83,100 | | |
| Total Res (1) | \$129,600 | \$109,900 | \$99,900 | \$92,400 | \$83,100 | | |
| Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 | | |

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 | | 140 | 140x50 | 0.62 | \$173.21 | | \$107 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$14,980 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.16 |
| Actual Frontage | 140 |
| 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 | \$15,000 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$15,000 |

Review Group

2024

Data Source External Only**Collector** 06/18/2024

Nexus

Appraiser

90-08-04-504-025.000-004

McConnehey, David Carlyle II

128 W SILVER

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

General Information

| | | # | TF |
|---------------|-----------------------|---------------|-----|
| Occupancy | Single-Family | | |
| Description | Single-Family | Full Bath | 1 3 |
| Story Height | 1 | Half Bath | 0 0 |
| Style | 42 One Story Older St | Kitchen Sinks | 1 1 |
| Finished Area | 1109 sqft | Water Heaters | 1 1 |
| Make | | Add Fixtures | 0 0 |
| | | Total | 3 5 |

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"/> Tile |
| <input type="checkbox"/> Wood Shingle | | <input type="checkbox"/> Other | | |

Exterior Features

| Description | Area | Value |
|-----------------------|------|---------|
| Porch, Enclosed Frame | 96 | \$9,400 |
| Porch, Open Frame | 70 | \$5,300 |

Plumbing**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
| | | |

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 | D+2 | 1900 | 1980 | 45 A | | 0.96 | | 1,386 sqft | \$131,760 | 38% | \$81,690 | 0% | 100% | 1,350 | 1,000 | 100.00 | 0.00 | 0.00 | \$110,300 |
| 2: Detached Garage | 1 | Wood Fr | D | 1933 | 1933 | 92 F | \$55.64 | 0.96 | \$42.73 | 12'x24' | \$12,307 | 65% | \$4,310 | 0% | 100% | 1,000 | 1,000 | 100.00 | 0.00 | 0.00 | \$4,300 |

Total all pages

\$114,600

Total this page

\$114,600

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-----------------------------------|-------------------------------|------|--------|----------------------------|-----------------------------|
| 1 | 1Fr | 1109 | 1109 | \$111,500 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 277 | 0 | \$19,400 | |
| Crawl | | 832 | 0 | \$6,900 | |
| Slab | | | | | |
| | | | | | Total Base \$137,800 |
| Adjustments | 1 Row Type Adj. x 1.00 | | | | \$137,800 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | | \$0 |
| Rec Room (+) | | | | | \$0 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | | \$0 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | | \$0 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | | 5 – 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| | | | | Sub-Total, One Unit | \$137,800 |
| | | | | Sub-Total, 1 Units | |
| Exterior Features (+) | | | | \$14,700 | \$152,500 |
| Garages (+) 0 sqft | | | | | \$0 |
| Quality and Design Factor (Grade) | | | | | 0.90 |
| Location Multiplier | | | | | 0.96 |
| | | | | Replacement Cost | \$131,760 |