

90-08-04-516-026.000-004

WOOD, DENNIS R/SUSAN E

614 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-516-026.000-004

**Local Parcel Number**

0100781700

**Tax ID:****Routing Number**

M04.01 R26

**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)**

614 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200643 HOUSETYPE

**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

Review Group 2024

**Ownership**WOOD, DENNIS R/SUSAN E  
614 S MAIN  
BLUFFTON, IN 46714

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**Notes**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/21/2005	WOOD, DENNIS R/SU	143607	WD	143/246	\$84,000	I
11/17/2004	RUPEL, TED M/LORR	141790	WD	142/839	\$78,750	I
01/06/2003	HARVEY, LARA LEE	126692	WD	140/397	\$75,000	I
09/30/1999	VANOVER, MICHAEL	0	WD	136/283		I
01/01/1900	FARLOW, TARA J		WD	/		I

**Legal**T & SS PT 103 00-26-12  
S.42.5'  
614 S MAIN**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	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
<b>Notice Required</b>	<input type="checkbox"/>					
<b>Land</b>	<b>\$9,900</b>	<b>\$9,900</b>	<b>\$9,900</b>	<b>\$9,900</b>	<b>\$5,900</b>	<b>\$5,900</b>
Land Res (1)	\$9,900	\$9,900	\$9,900	\$9,900	\$5,900	\$5,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$147,300</b>	<b>\$156,600</b>	<b>\$135,000</b>	<b>\$122,900</b>	<b>\$109,700</b>	
Imp Res (1)	\$147,300	\$156,600	\$135,000	\$122,900	\$109,700	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
<b>Total</b>	<b>\$157,200</b>	<b>\$166,500</b>	<b>\$144,900</b>	<b>\$128,800</b>	<b>\$115,600</b>	
Total Res (1)	\$157,200	\$166,500	\$144,900	\$128,800	\$115,600	
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		43	43x59	0.62	\$370	\$229	\$9,847	0%	1.0000	100.00	0.00	0.00	\$9,850

**Land Computations**

Calculated Acreage	0.06
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$9,900
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$9,900</b>

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-516-026.000-004

WOOD, DENNIS R/SUSAN E

2/2

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2 1/2  
 Style 64 Two Story - Before  
 Finished Area 1950 sqft  
 Make

**Plumbing**

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
<b>Total</b>	<b>7</b>	<b>13</b>

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Floor Finish**  
 Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

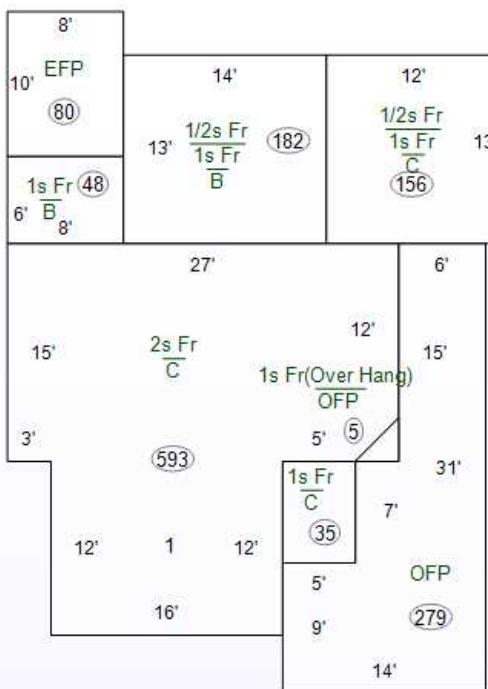
**Wall Finish**  
 Asphalt  Slate  Tile  
 Wood Shingle  Other

**Roofing**  
 Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	80	\$7,800
Porch, Open Frame	279	\$13,200
Porch, Open Frame	5	\$3,400

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BLUFFTON AVERAGE 150/

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1014	1014	\$106,900	
2	1Fr	598	598	\$39,400	
3					
4					
1/4					
1/2	1Fr	338	338	\$20,800	
3/4					
Attic					
Bsmt	230	0	\$18,500		
Crawl	784	0	\$6,700		
Slab					
					<b>Total Base</b> \$192,300
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$192,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1014 1/2:338 2:598	\$5,500
No Elec (-)					\$0
Plumbing (+ / -)				13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)					\$1,800
Elevator (+)					\$0
				<b>Sub-Total, One Unit</b>	\$206,000
				<b>Sub-Total, 1 Units</b>	
Exterior Features (+)				\$24,400	\$230,400
Garages (+) 0 sqft				\$0	\$230,400
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.96	
				<b>Replacement Cost</b>	\$210,125

**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 1/2	Wood Fr	C-1	1900	1980	45 A		0.96		2,180 sqft	\$210,125	30%	\$147,090	0%	100%	1.410	0.710	100.00	0.00	0.00	\$147,300

Total all pages

\$147,300

Total this page

\$147,300