

90-08-04-400-022.000-004

General Information

Parcel Number
90-08-04-400-022.000-004

Local Parcel Number
0100804900

Tax ID:

Routing Number
M04.01 R44

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
4L

Location Address (1)
519 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

ANDERSON, JAMES S/DONNA

Ownership

ANDERSON, JAMES S/DONNA M
519 S MAIN
BLUFFTON, IN 46714

Legal

(4-L) 0.160A PT NW SE W OF LOT 22 SILVERS
SOUTH



519 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/14/1986	ANDERSON, JAMES	0	WD	/		I
09/18/1985	GENTIS	0	WD	/		I
01/01/1900	TO SHAW		WD	/		I

510, 1 Family Dwell - Platted Lot

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	Reason For Change	AA	AA	AA	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,100	Land	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$19,100	Land Res (1)	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$220,900	Improvement	\$220,900	\$217,600	\$197,900	\$192,700	\$172,500
\$220,900	Imp Res (1)	\$220,900	\$217,600	\$197,900	\$192,700	\$172,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$240,000	Total	\$240,000	\$236,700	\$217,000	\$204,100	\$183,900
\$240,000	Total Res (1)	\$240,000	\$236,700	\$217,000	\$204,100	\$183,900
\$0	Total Non Res (2)	\$0	\$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		50	50x141	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

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
Total Value	\$19,100

BLUFFTON AVERAGE 132/ 1/2

Notes

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	2348 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" 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, Open Frame	97	\$6,300
Stoop, Masonry	91	\$3,200
Patio, Brick	208	\$3,500

Plumbing

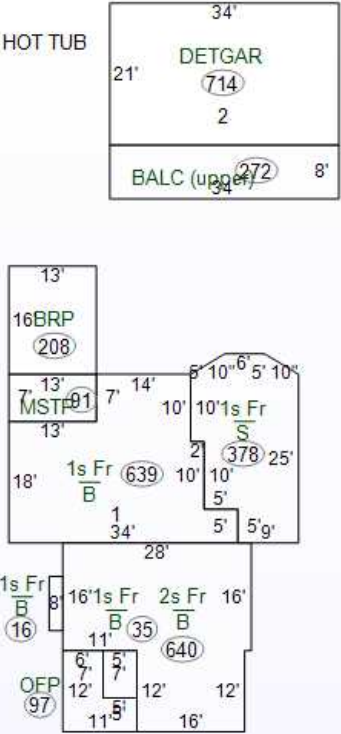
	#	TF
Full Bath	1	3
Half Bath	3	6
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	8	13

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1708	1708	\$147,400	
2	1Fr	640	640	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1330	0	\$41,900	
Crawl					
Slab		378	0	\$0	

Total Base \$230,200

Adjustments 1 Row Type Adj. x 1.00 \$230,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MO:2	\$7,000
No Heating (-)		\$0
A/C (+)	1:1708 2:640	\$6,500
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$251,900

Sub-Total, 1 Units

Exterior Features (+)	\$13,000	\$264,900
Garages (+) 0 sqft	\$0	\$264,900
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	
Replacement Cost		\$254,304

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	1900	1980	45	A		0.96		3,678 sqft	\$254,304	30%	\$178,010	0%	100%	1.350	0.710	100.00	0.00	0.00	\$170,600
2: Detached Garage	1	Wood Fr	C	1900	1900	125	A	\$39.83	0.96	\$38.24	21'x34'	\$91,372	45%	\$50,250	0%	100%	1.000	1.000	100.00	0.00	0.00	\$50,300