

90-08-04-505-119.000-004

Chacon, Adryan J

921 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

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

90-08-04-505-119.000-004

**Local Parcel Number**

0100820300

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

M04.01 R67

**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**

4P

**Location Address (1)**

921 S MAIN

BLUFFTON, In 46714

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

N/A

**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**Data Source** External Only

921 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**Ownership**

Chacon, Adryan J

921 S Main

Bluffton, IN 46714

**Legal**

TS 119 00-26-12

**Transfer of Ownership****Date****Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

|            |                      |          |    |         |          |   |
|------------|----------------------|----------|----|---------|----------|---|
| 03/30/2021 | Chacon, Adryan J     | 20211458 | WR | /       | \$87,500 | I |
| 12/01/2017 | Jump, Andrew C/Eliza | 20172140 | WR | /       | \$61,300 | I |
| 08/22/2006 | JUMP, BERNARD C/S    | 151681   | WD | 145/30  | \$61,300 | I |
| 04/29/2002 | MASON, RICHARD H     | 120929   | WD | 139/555 |          | I |
| 01/01/1900 | MASON, WARD L/NA     |          | WD | /       |          | I |

**Notes****Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

2025

WIP

02/16/2025

Indiana Cost Mod

1.0000

HARRISON TOWNSHIP

\$21,000

\$21,000

\$0

\$0

\$134,200

\$134,200

\$0

\$0

\$155,200

\$155,200

\$0

\$0

Total Res (1)

\$155,200

\$132,300

\$124,200

\$108,500

\$97,600

Total Non Res (2)

\$0

\$0

\$0

Total Non Res (3)

\$0

\$0

\$0

\$0

63

63x170

1.06

\$314.29

\$333

\$20,979

0%

1.0000

100.00

0.00

0.00

\$20,980

90-08-04-505-119.000-004

**Chacon, Adryan J**

921 S MAIN

## **510, 1 Family Dwell - Platted Lot**

**BLUFFTON AVERAGE 150/**

2/2

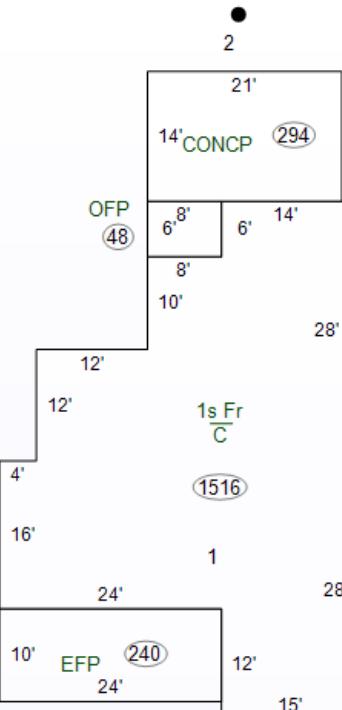
| General Information |                       | Plumbing      |    |
|---------------------|-----------------------|---------------|----|
| Occupancy           | Single-Family         | #             | TF |
| Description         | Single-Family         | Full Bath     | 1  |
| Story Height        | 1                     | Half Bath     | 0  |
| Style               | 42 One Story Older St | Kitchen Sinks | 1  |
| Finished Area       | 1516 sqft             | Water Heaters | 1  |
| Make                |                       | Add Fixtures  | 1  |
| Floor Finish        |                       | Total         | 6  |

|  |  |
|--|--|
| <input type="checkbox"/> Earth           | <input checked="" type="checkbox"/> Tile   |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet |
| <input type="checkbox"/> Sub & Joist     | <input type="checkbox"/> Unfinished        |
| <input 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**

| Exterior Features     |      |          |
|-----------------------|------|----------|
| Description           | Area | Value    |
| Porch, Enclosed Frame | 240  | \$16,000 |
| Porch, Open Frame     | 48   | \$4,300  |
| Patio, Concrete       | 294  | \$2,200  |



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

| Cost Ladder           |        |                                   |                               |            |                  |
|-----------------------|--------|-----------------------------------|-------------------------------|------------|------------------|
| Floor                 | Constr | Base                              | Finish                        | Value      | Totals           |
| 1                     | 1Fr    | 1516                              | 1516                          | \$136,000  |                  |
| 2                     |        |                                   |                               |            |                  |
| 3                     |        |                                   |                               |            |                  |
| 4                     |        |                                   |                               |            |                  |
| 1/4                   |        |                                   |                               |            |                  |
| 1/2                   |        |                                   |                               |            |                  |
| 3/4                   |        |                                   |                               |            |                  |
| Attic                 |        |                                   |                               |            |                  |
| Bsmt                  |        |                                   |                               |            |                  |
| Crawl                 |        | 1516                              | 0                             | \$9,400    |                  |
| Slab                  |        |                                   |                               |            |                  |
|                       |        |                                   |                               | Total Base | \$145,400        |
| <b>Adjustments</b>    |        |                                   | <b>1 Row Type Adj. x 1.00</b> |            | <b>\$145,400</b> |
| Unfin Int (-)         |        |                                   |                               |            | \$0              |
| Ex Liv Units (+)      |        |                                   |                               |            | \$0              |
| Rec Room (+)          |        |                                   |                               |            | \$0              |
| Loft (+)              |        |                                   |                               |            | \$0              |
| Fireplace (+)         |        |                                   |                               |            | \$0              |
| No Heating (-)        |        |                                   |                               |            | \$0              |
| A/C (+)               |        |                                   | 1:1516                        |            | \$4,800          |
| No Elec (-)           |        |                                   |                               |            | \$0              |
| Plumbing (+ / -)      |        |                                   | 6 – 5 = 1 x \$800             |            | \$800            |
| Spec Plumb (+)        |        |                                   |                               |            | \$0              |
| Elevator (+)          |        |                                   |                               |            | \$0              |
|                       |        | Sub-Total, One Unit               |                               |            | \$151,000        |
|                       |        | Sub-Total, 1 Units                |                               |            |                  |
| Exterior Features (+) |        |                                   | \$22,500                      |            | \$173,500        |
| Garages (+) 0 sqft    |        |                                   | \$0                           |            | \$173,500        |
|                       |        | Quality and Design Factor (Grade) |                               |            | 0.90             |
|                       |        | Location Multiplier               |                               |            | 0.96             |
|                       |        | Replacement Cost                  |                               |            | \$149,904        |

| 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       | 1970     | 55 A          |           | 0.96 |          | 1,516 sqft | \$149,904 | 45%      | \$82,450      | 0%      | 100% | 1.410 | 1.000 | 100.00 | 0.00  | 0.00  | \$116,300    |
| 2: Detached Garage      | 1            | Wood Fr     | C     | 1978       | 1978     | 47 A          | \$39.83   | 0.96 | \$38.24  | 24'x30'    | \$27,530  | 35%      | \$17,890      | 0%      | 100% | 1.000 | 1.000 | 100.00 | 0.00  | 0.00  | \$17,900     |