

90-08-04-100-010.000-004

Poyer et al, Patricia Joan Carl K

MAIN

400, Vacant Land

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-100-010.000-004

Local Parcel Number

0100761300

Tax ID:**Routing Number**

M04.14 R14

Property Class 400

Vacant Land

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 203543-004

BLUFFTON COMMERCIAL DOWN

Section/Plat

04

Location Address (1)

MAIN

BLUFFTON, In 46714

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

N/A

Characteristics**Topography** Flood Hazard

Level

Public Utilities

All ERA

Streets or Roads

TIF Paved, Sidewalk

Neighborhood Life Cycle Stage**Other**

Printed Tuesday, April 15, 2025

Review Group 2024**Ownership**

Poyer et al, Patricia Joan Carl Karcher

Attn: Tax Dept

6700 Tower Circle, Ste 1000

Franklin, TN 37067

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I

09/16/2002 Poyer et al, Patricia Jo 123670 OT 140/54 |

12/16/1981 AGNES HARTMAN 0 WD / |

01/01/1900 TO AGNES M. WD / |

Legal

OUTLOT 24-26-12

PART SW COR

Commercial**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
Valuation Method	Indiana Cost Mod						
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>						
Land	\$36,500	\$36,500	\$36,500	\$36,500	\$35,700	\$35,700	\$35,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$36,500	\$36,500	\$36,500	\$36,500	\$35,700	\$35,700	\$35,700
Improvement	\$0						
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$36,500	\$36,500	\$36,500	\$36,500	\$35,700	\$35,700	\$35,700
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$36,500	\$36,500	\$36,500	\$36,500	\$35,700	\$35,700	\$35,700

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

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
Fci	F		51	51x171	1.06	\$222.55	\$236	\$12,036	0%	1.0000	0.00	0.00	100.00	\$12,040
Fci	F		60	60x40	0.48	\$204.17	\$98	\$5,880	0%	1.0000	0.00	0.00	100.00	\$5,880
Fci	F		80	80x70	0.68	\$175	\$119	\$9,520	0%	1.0000	0.00	0.00	100.00	\$9,520
Fci	F		35	35x176	1.07	\$225	\$241	\$8,435	0%	1.0000	0.00	0.00	100.00	\$8,440
Rci	F		35	35x36x113	0.17	\$100	\$17	\$595	0%	1.0000	0.00	0.00	100.00	\$600

Land Computations	
Calculated Acreage	0.55
Actual Frontage	261
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.55
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	0.55
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$36,500
Total Value	\$36,500

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

