

90-08-04-505-099.000-004

KING, CHARLES D/TAMARA R

1025 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-505-099.000-004

Local Parcel Number

0100782900

Tax ID:**Routing Number**

M04.01 R72

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)

1025 S MAIN

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

Review Group 2024**Data Source** External Only

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BLUFFTON AVERAGE 150/ 1/2

OwnershipKING, CHARLES D/TAMARA R
1025 S MAIN ST
BLUFFTON, IN 46714**Date** Owner

01/01/1900 KING, CHARLES D/TA

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

WD / |

Notes**Legal**

TS 170 00-26-12



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	Misc	AA	AA
As Of Date	02/16/2025	04/13/2025	03/30/2024	07/02/2023	04/07/2022	03/01/2021	
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Land	\$20,900	\$20,900	\$20,900	\$20,900	\$13,000	\$13,000	
Land Res (1)	\$20,900	\$20,900	\$20,900	\$20,900	\$13,000	\$13,000	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
Improvement	\$166,300	\$139,300	\$127,500	\$117,700	\$104,200		
Imp Res (1)	\$166,300	\$139,300	\$127,500	\$117,700	\$104,200		
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0		
Total	\$187,200	\$160,200	\$148,400	\$130,700	\$117,200		
Total Res (1)	\$187,200	\$160,200	\$148,400	\$130,700	\$117,200		
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		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	100.00	0.00	0.00	\$20,890

Land Computations

Calculated Acreage	0.24
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$20,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,900

Collector 09/17/2024 Nexus**Appraiser**

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BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 42 One Story Older St
 Finished Area 1312 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	320	\$14,600
Porch, Enclosed Frame	36	\$4,800
Stoop, Masonry	16	\$1,800
Canopy, Shed Type	16	\$400
Wood Deck	226	\$5,000
Wood Deck	226	\$5,000

Plumbing

Description	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

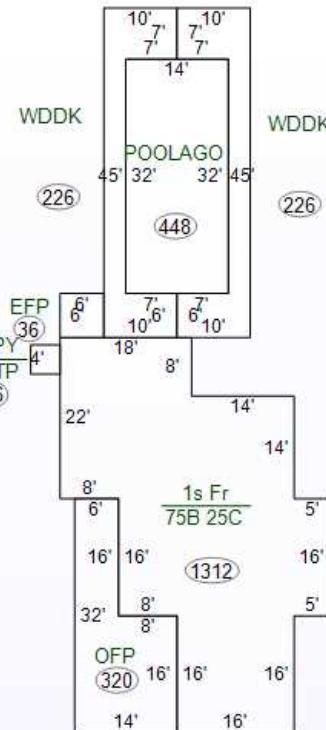
Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Specialty Plumbing

Description	Count	Value
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**Specialty Plumbing**

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1312	1312	\$124,300
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		984	0	\$34,100
Crawl		328	0	\$4,600
Slab				
				Total Base \$163,000
Adjustments	1 Row Type Adj. x 1.00			\$163,000
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1312 \$4,400
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
				Sub-Total, One Unit \$167,400
				Sub-Total, 1 Units
Exterior Features (+)				\$31,600
Garages (+) 0 sqft				\$0
				Quality and Design Factor (Grade) 0.90
				Location Multiplier 0.96
				Replacement Cost \$171,936

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		2,296 sqft	\$171,936	38%	\$106,600	0%	100%	1,410	1,000	100.00	0.00	0.00	\$150,300
2: Detached Garage	1	Wood Fr	D	1997	1997	28 A	\$38.62	0.96	\$29.66	17'x44'	\$22,186	28%	\$15,970	0%	100%	1,000	1,000	100.00	0.00	0.00	\$16,000
3: Pool, Above Ground (Oval)	1	SV	C	2001	2001	24 A		0.96		14'x32'		85%		0%	100%	1,000	1,000	100.00	0.00	0.00	\$0