

90-08-04-504-025.000-004

General Information

Parcel Number
90-08-04-504-025.000-004

Local Parcel Number
0100898700

Tax ID:

Routing Number
M04.02 R23

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
04

Location Address (1)
128 W SILVER
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

McConnehey, David Carlyle II

Ownership

McConnehey, David Carlyle II
1533 Greentree Court
Fort Wayne, IN 46845

Legal

ARNOLDS 21-26-12



128 W SILVER

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/09/2021	McConnehey, David C	20215154	WR	/		I
10/15/1979	McConnehey, Mark E/	0	WD	/		I
01/01/1900	TO MCCONNEHEY		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
02/27/2025	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"/>
\$15,000	Land	\$15,000	\$15,000	\$15,000	\$10,400	\$10,400
\$15,000	Land Res (1)	\$15,000	\$15,000	\$15,000	\$10,400	\$10,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$114,600	Improvement	\$114,600	\$94,900	\$84,900	\$82,000	\$72,700
\$114,600	Imp Res (1)	\$114,600	\$94,900	\$84,900	\$82,000	\$72,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$129,600	Total	\$129,600	\$109,900	\$99,900	\$92,400	\$83,100
\$129,600	Total Res (1)	\$129,600	\$109,900	\$99,900	\$92,400	\$83,100
\$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		140	140x50	0.62	<u>\$173.21</u>	\$107	\$14,980	0%	1.0000	100.00	0.00	0.00	\$14,980

Land Computations

Calculated Acreage	0.16
Actual Frontage	140
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	\$15,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,000

BLUFFTON AVERAGE 132/ 1/2

Notes

BLUFFTON AVERAGE 132/ 2/2

\$114,600