

90-08-04-505-098.000-004

General Information

Parcel Number
90-08-04-505-098.000-004

Local Parcel Number
0100782500

Tax ID:

Routing Number
M04.01 R66

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)
915 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 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

HISER, STEVE C/BOOMERSHIR

Ownership

HISER, STEVE C/BOOMERSHIRE, AD
915 S MAIN
BLUFFTON, IN 46714

Legal

TS 118 00-26-12
EX N 10"



915 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/14/2005	HISER, STEVE C/BO	143085	WD	143/110	\$60,000	I
01/06/2003	JEFFRIES, DELMAR	126687	WD	140/394		I
04/18/1997	JEFFRIES, RUTH AN	0	WD	132/795		I
01/01/1900	JEFFRIES, DELMAR		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	Misc	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,900	Land	\$19,900	\$19,900	\$19,900	\$12,000	\$12,000
\$19,900	Land Res (1)	\$19,900	\$19,900	\$19,900	\$12,000	\$12,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$106,200	Improvement	\$106,200	\$107,200	\$98,200	\$90,500	\$80,800
\$106,200	Imp Res (1)	\$106,200	\$107,200	\$98,200	\$90,400	\$80,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$100	\$100
\$126,100	Total	\$126,100	\$127,100	\$118,100	\$102,500	\$92,800
\$126,100	Total Res (1)	\$126,100	\$127,100	\$118,100	\$102,400	\$92,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$100	\$100

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		53	53x170	1.06	<u>\$354.72</u>	\$376	\$19,928	0%	1.0000	100.00	0.00	0.00	\$19,930

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.21
Actual Frontage	53
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.21
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	0.21
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	\$19,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,900

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

2 1/2

Style

64 Two Story - Before

Finished Area

1624 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☒ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

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

3

Living Rooms

1

Dining Rooms

1

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

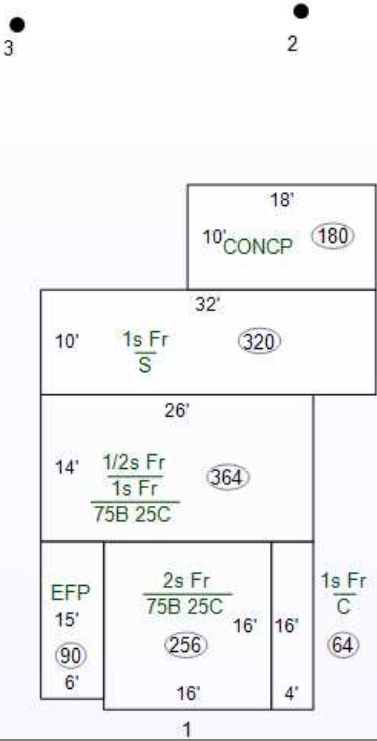
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	180	\$1,300
Porch, Enclosed Frame	90	\$9,400



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1004	1004	\$105,300	
2	1Fr	256	256	\$23,600	
3					
4					
1/4					
1/2	1Fr	364	364	\$21,700	
3/4					
Attic					
Bsmt		465	0	\$23,400	
Crawl		219	0	\$4,000	
Slab		320	0	\$0	
				Total Base	\$178,000
Adjustments				1 Row Type Adj. x 1.00	\$178,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1004 1/2:364 2:256	\$5,000
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$183,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,700	\$193,700
Garages (+) 0 sqft				\$0	\$193,700
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.96	
				Replacement Cost	\$167,357

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 1/2	Wood Fr	D+2	1900	1970	55 A		0.96		2,089 sqft	\$167,357	45%	\$92,050	0%	100%	1.410	0.710	100.00	0.00	0.00	\$92,200
2: Detached Garage	1	Wood Fr	C	1969	1969	56 A	\$41.81	0.96	\$40.14	24'x24'	\$23,119	40%	\$13,870	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,900
3: Utility Shed	1	SV	C	2000	2000	25 A		0.96		8'x8'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$100