

90-08-04-505-145.000-004

Holsinger, Kellon

829 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-505-145.000-004

Local Parcel Number

0100889100

Tax ID:**Routing Number**

M04.01 R63

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)

829 S MAIN

BLUFFTON, In 46714

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

BLUFFTON SPLIT LEVEL HOUSE

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**Holsinger, Kellon****Ownership**

Holsinger, Kellon

829 S Main

Bluffton, IN 46714

829 S MAIN**510, 1 Family Dwell - Platted Lot****BLUFFTON AVERAGE 150/ 1/2****Notes****Date****Owner****Transfer of Ownership****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

12/18/2020 Holsinger, Kellon

20205654 WR / \$154,000 |

05/24/2017 Simpson, Jennifer A

208885 CD 157/387 \$116,000 |

09/15/1977 SHAW REAL ESTATE

0 WD / |

01/01/1900 TO SHAW R/E

WD / |

Legal

TS 69-26-12

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

2025

WIP

02/26/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

2025

AA

2024

AA

2023

AA

2022

AA

2021

Reason For Change	AA	AA	AA	AA	AA
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
Land	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
Land Res (1)	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$203,800	\$175,200	\$158,900	\$144,700	\$127,100
Imp Res (1)	\$203,800	\$175,200	\$158,900	\$144,700	\$127,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$224,800	\$196,200	\$179,900	\$157,700	\$140,100
Total Res (1)	\$224,800	\$196,200	\$179,900	\$157,700	\$140,100
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		63	63x170	1.06	\$314.29	\$333	\$20,979	0%	1.0000	100.00	0.00	0.00	\$20,980

Land Computations

Calculated Acreage	0.25
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,000

Collector

09/17/2024

Nexus

Appraiser

90-08-04-505-145.000-004

Holsinger, Kellon

General Information

Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	2 6
Story Height	2	Half Bath	0 0
Style	144 Split level	Kitchen Sinks	1 1
Finished Area	2060 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 8

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" 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			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features

Description	Area	Value
Patio, Concrete	64	\$600
Wood Deck	64	\$2,300
Stoop, Masonry	48	\$2,300

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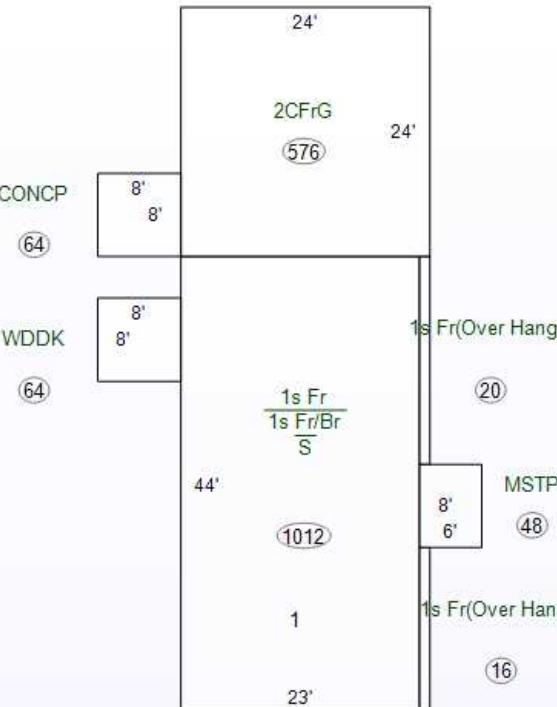
BLUFFTON AVERAGE 150/ 2/2

Specialty Plumbing

Description	Count	Value

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	1/6 Maso	C	1978	1990	35 A		0.96		2,060 sqft	\$195,360	26%	\$144,570	0%	100%	1.410	1.000	100.00	0.00	0.00	\$203,800



Total all pages

\$203,800

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\$203,800