

90-08-04-539-395.000-004

General Information

Parcel Number
90-08-04-539-395.000-004

Local Parcel Number
0100963600

Tax ID:

Routing Number
M04.01 R34

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
4G

Location Address (1)
426 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200543 HOUSETYPE

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

Fenton, Tommy C/Gregory S Be

Ownership

Fenton, Tommy C/Gregory S Bennett/R
426 S Main St
Bluffton, IN 46714

Legal

ORIG LOT 233 (4-G)



426 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/14/2023	Fenton, Tommy C/Gre	20231821	WR	/	\$250,000	I
03/31/2020	Kissinger, Estil A/Beth	20201262	TD	/	\$175,000	I
05/10/2019	Joyce, Caroline B Rev	20191470	WR	/		I
05/02/2019	Joyce, Caroline B	20191368	QC	/		I
11/01/2012	Hockensmith etal, Davi	185889	QC	151/892		I
04/17/1991	HOCKENSMITH, DAVI	0	WD	126/23		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
02/24/2025	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"/>
\$21,100	Land	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$21,100	Land Res (1)	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$197,900	Improvement	\$197,900	\$204,400	\$183,200	\$176,900	\$157,900
\$197,900	Imp Res (1)	\$197,900	\$204,400	\$183,200	\$176,900	\$157,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$219,000	Total	\$219,000	\$225,500	\$204,300	\$190,300	\$171,300
\$219,000	Total Res (1)	\$219,000	\$225,500	\$204,300	\$190,300	\$171,300
\$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		70	70x140	1.03	<u>\$292.86</u>	\$302	\$21,140	0%	1.0000	100.00	0.00	0.00	\$21,140

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$21,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,100

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

OccupancySingle-Family
DescriptionSingle-Family
Story Height2
Style64 Two Story - Before
Finished Area2432 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 Masonry	220	\$11,300
Stoop, Masonry	20	\$1,800
Canopy, Shed Type	20	\$400
Wood Deck	119	\$3,300

Plumbing

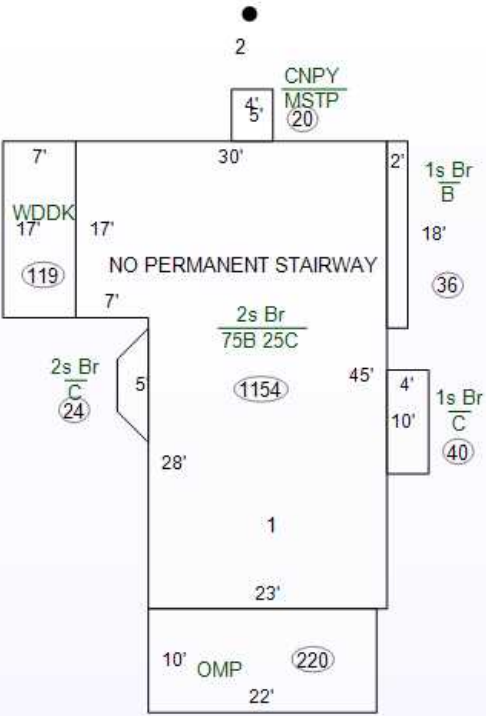
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1254	1254	\$133,300	
2	7	1178	1178	\$69,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		902	0	\$32,600	
Crawl		352	0	\$4,800	
Slab					

Total Base \$240,400

Adjustments 1 Row Type Adj. x 1.00 \$240,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MO:1	\$3,500
No Heating (-)		\$0
A/C (+)	1:1254 2:1178	\$6,800
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$253,900

Sub-Total, 1 Units

Exterior Features (+)	\$16,800	\$270,700
Garages (+) 0 sqft	\$0	\$270,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	

Replacement Cost \$259,872

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	Brick	C	1900	1990	35 A		0.96		3,334 sqft	\$259,872	26%	\$192,310	0%	100%	1.350	0.710	100.00	0.00	0.00	\$184,300
2: Detached Garage	1	Brick	C	1900	1900	125 A	\$58.68	0.96	\$56.33	20'x22'	\$24,786	45%	\$13,630	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,600