

90-08-04-400-037.000-004

General Information

Parcel Number  
90-08-04-400-037.000-004

Local Parcel Number  
0100910500

Tax ID:

Routing Number  
M04.01 R08

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  
4P

Location Address (1)  
1010 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

Prentice, Brenton R

Ownership

Prentice, Brenton R  
1010 S Main St  
Bluffton, IN 46714

Legal

04-26-12 .220  
PT SW SE S OF LOTS 13 1/2 ARNOLDS



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
03/04/2025	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	Income Approach	Income Approach	Income Approach
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"/>
\$19,100	Land	\$19,100	\$19,100	\$10,700	\$5,400	\$5,600
\$19,100	Land Res (1)	\$19,100	\$19,100	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$10,700	\$5,400	\$5,600
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$126,100	Improvement	\$126,100	\$125,400	\$54,100	\$44,500	\$40,600
\$126,100	Imp Res (1)	\$126,100	\$125,400	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$54,100	\$44,500	\$40,600
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$145,200	Total	\$145,200	\$144,500	\$64,800	\$49,900	\$46,200
\$145,200	Total Res (1)	\$145,200	\$144,500	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$64,800	\$49,900	\$46,200
\$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		50	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

1010 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/01/2023	Prentice, Brenton R	20230623	LC	/	\$120,000	I
12/29/2008	FUTURES, LLC	164850	WD	147/854	\$71,000	I
05/16/2008	CUPP, MICKEY R	161816	PR	147/143	\$31,700	I
05/01/1990	SLUSHER, HELEN B	0	WD	125/59		I
01/01/1900	SMELTZER, EDWIN/N		WD	/		I

Res

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

Occupancy Single-Family  
Description Single-Family  
Story Height 1 1/2  
Style 53 Partial Story - Befor  
Finished Area 1870 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	264	\$13,200

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

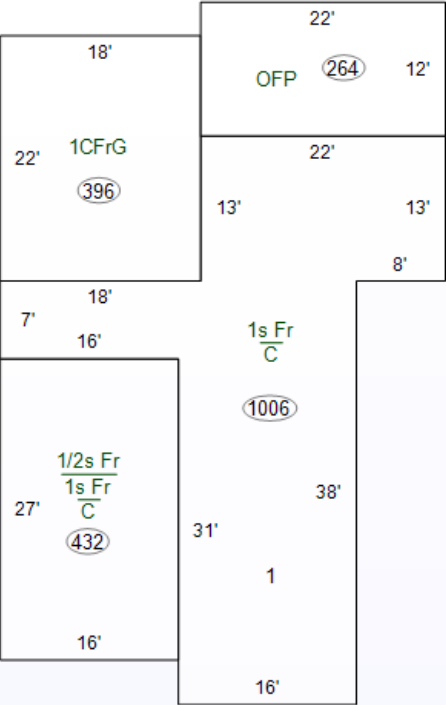
Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Hot Water or Steam

1010 S MAIN



Specialty Plumbing

Description	Count	Value
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510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1438	1438	\$131,800	
2					
3					
4					
1/4					
1/2	1Fr	432	432	\$23,400	
3/4					
Attic					
Bsmt					
Crawl		1438	0	\$9,200	
Slab					

	Total Base	\$164,400
Adjustments	1 Row Type Adj. x 1.00	\$164,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1438 1/2:432	\$5,100
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$171,900
	Sub-Total, 1 Units	
Exterior Features (+)	\$13,200	\$185,100
Garages (+) 396 sqft	\$17,600	\$202,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	
Replacement Cost		\$175,133

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 1/2	Wood Fr	D+2	1880	1980	45 A		0.96		1,870 sqft	\$175,133	38%	\$108,580	0%	100%	1.350	0.860	100.00	0.00	0.00	\$126,100