

90-08-04-511-025.000-004

Anderson, Michael J/Rebecca J

711 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-511-025.000-004

Local Parcel Number

0100768500

Tax ID:**Ownership**

Anderson, Michael J/Rebecca J

711 S Main

Bluffton, IN 46714

Date**Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

04/18/2012 Anderson, Michael J/R

182627

WR

151/267

\$58,000

I

01/01/1900 Higman, Ralph K / Mar

WD

/

I

Notes**Routing Number**

M04.01 R55

Property Class 510

1 Family Dwell - Platted Lot

Year: 2025**Legal**

TOWNLEY SOUTH LOT 27 (4-L) N 55'

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

Wells

Township

HARRISON TOWNSHIP

District 004 (Local 004)

BLUFFTON CITY-HARRISON TOW

2025

WIP

02/16/2025

Indiana Cost Mod

1.0000

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510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 53 Partial Story - Before
 Finished Area 1832 sqft
 Make

Plumbing**Floor Finish**

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Accommodations**Wall Finish**

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Heat Type

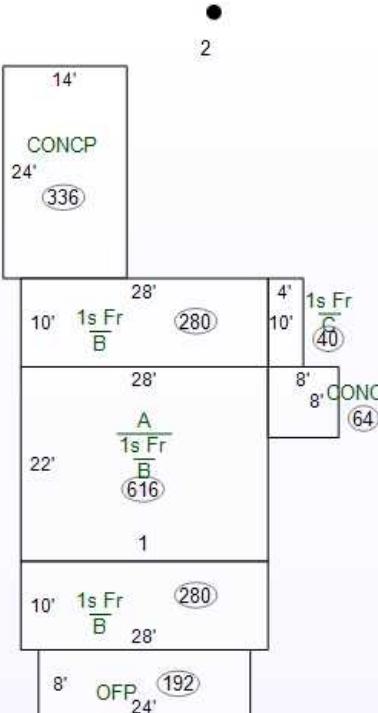
Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Roofing

Description	Area	Value
Patio, Concrete	64	\$600
Porch, Open Frame	192	\$10,100
Patio, Concrete	336	\$2,400

Exterior Features

MITSUBISHI

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1216	1216	\$119,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic		616	616	\$16,500
Bsmt		1176	0	\$38,600
Crawl		40	0	\$3,200
Slab				
				Total Base \$177,700
Adjustments	1 Row Type Adj. x 1.00			\$177,700
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				6 - 5 = 1 x \$800 \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
				Sub-Total, One Unit \$178,500
				Sub-Total, 1 Units
Exterior Features (+)				\$13,100 \$191,600
Garages (+) 0 sqft				\$0 \$191,600
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
				Replacement Cost \$174,739

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	Wood Fr	C-1	1910	1965	60 A		0.96		3,008 sqft	\$174,739	40%	\$104,840	0%	100%	1.410	0.860	100.00	0.00	0.00	\$127,100
2: Detached Garage	1	Wood Fr	C	1967	1967	58 A	\$38.62	0.96	\$37.08	22'x33'	\$26,917	40%	\$16,150	0%	100%	1.000	1.000	100.00	0.00	0.00	\$16,200
3: Utility Shed	1		C	1900	1900	125 A	\$20.94	0.96	\$20.10	10'x18'	\$3,618	65%	\$1,270	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,300

Total all pages

\$144,600

Total this page

\$144,600