

90-08-04-504-003.000-004

General Information

Parcel Number
90-08-04-504-003.000-004

Local Parcel Number
0100677400

Tax ID:

Routing Number
M04.01 R17

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)
820 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

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

MICHAEL, CHARLES ALLEN

Ownership

MICHAEL, CHARLES ALLEN
820 S MAIN
BLUFFTON, IN 46714

Legal

ARNOLDS 04-26-12



820 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/07/2004	MICHAEL, CHARLES	140472	WD	142/553	\$37,500	I
01/01/1900	BRINNEMAN, VERO		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	AA	AA	AA
02/27/2025	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"/>
\$19,100	Land	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$19,100	Land Res (1)	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$98,700	Improvement	\$98,700	\$84,500	\$75,600	\$73,000	\$64,800
\$98,700	Imp Res (1)	\$98,700	\$84,500	\$75,600	\$73,000	\$64,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$117,800	Total	\$117,800	\$103,600	\$94,700	\$84,400	\$76,200
\$117,800	Total Res (1)	\$117,800	\$103,600	\$94,700	\$84,400	\$76,200
\$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		50	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

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

BLUFFTON AVERAGE 132/ 1/2

Notes

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

42 One Story Older St

Finished Area

901 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

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

2

Living Rooms

1

Dining Rooms

1

Family Rooms

0

Total Rooms

5

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

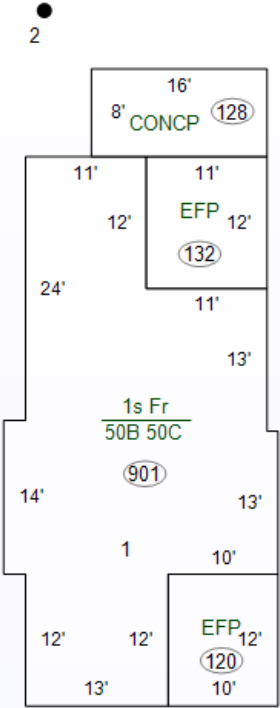
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	132	\$10,600
Porch, Enclosed Frame	120	\$10,600
Patio, Concrete	128	\$1,000



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	901	901	\$96,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		450	0	\$22,800	
Crawl		450	0	\$5,400	
Slab					
				Total Base	\$125,100
Adjustments				1 Row Type Adj. x 1.00	\$125,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$125,100
				Sub-Total, 1 Units	
Exterior Features (+)				\$22,200	\$147,300
Garages (+) 0 sqft				\$0	\$147,300
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.96	
				Replacement Cost	\$127,267

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	D+2	1900	1965	60 A		0.96		1,351 sqft	\$127,267	45%	\$70,000	0%	100%	1.350	1.000	100.00	0.00	0.00	\$94,500
2: Detached Garage	1	Wood Fr	D	1945	1945	80 F	\$59.52	0.96	\$45.71	13'x20'	\$11,885	65%	\$4,160	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,200