

90-08-04-516-033.000-004

General Information

Parcel Number  
90-08-04-516-033.000-004

Local Parcel Number  
0100819800

Tax ID:

Routing Number  
M04.01 R28

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  
04

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200643 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

Kline, Cynthia L

Ownership

Kline, Cynthia L  
610 S Main  
Bluffton, IN 46714

Legal

TOWNLEY & SILVERS S 103 N 425' OF S 80' & S 104 (4-L)



610 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/13/2024	Kline, Cynthia L	20241570	QC	/		I
09/10/2009	Kline etal, Steven M	169008	QC	148/549		I
01/01/1900	ALBERSON, CLYDE		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	2025	2024	2023	2022
WIP	Reason For Change	AA	Comb	AA	AA	AA
02/16/2025	As Of Date	04/13/2025	08/13/2024	03/30/2024	03/14/2023	04/07/2022
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$14,200	Land	\$14,200	\$14,200	\$9,900	\$9,900	\$5,900
\$14,200	Land Res (1)	\$14,200	\$14,200	\$9,900	\$9,900	\$5,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$118,600	Improvement	\$118,600	\$114,900	\$114,700	\$104,100	\$94,700
\$118,600	Imp Res (1)	\$118,600	\$114,700	\$114,700	\$104,100	\$94,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$200	\$0	\$0	\$0
\$132,800	Total	\$132,800	\$129,100	\$124,600	\$114,000	\$100,600
\$132,800	Total Res (1)	\$132,800	\$128,900	\$124,600	\$114,000	\$100,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$200	\$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		43	43x118	0.89	\$370	\$329	\$14,147	0%	1.0000	100.00	0.00	0.00	\$14,150

Land Computations

Calculated Acreage	0.12
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$14,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,200

BLUFFTON AVERAGE 150/ 1/2

Notes

**BLUFFTON AVERAGE 150/** 2/2

Exterior Features		
Description	Area	Value
Porch, Open Frame	96	\$6,300
Patio, Concrete	204	\$1,500



Specialty Plumbing		
Description	Count	Value

<b>Total all pages</b>	\$118,600	<b>Total this page</b>	\$118,600
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