

90-08-04-504-012.000-004

DUBBELD, RONALD R/TWILA M

802 S MAIN

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-504-012.000-004

Local Parcel Number

0100786901

Tax ID:**Routing Number**

M04.01 R20

Property Class 520 RENTAL
2 Family Dwell - Platted Lot**Ownership**DUBBELD, RONALD R/TWILA M
4914 E 350 S
BLUFFTON, IN 46714**802 S MAIN****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/26/2008	DUBBELD, RONALD	160974	WD	146/975	\$61,500	I
06/07/2001	CLERE, EDWARD D/A		WD	138/440	\$74,000	I
12/17/1996	EALING, PAUL/BARB		0	132/437		I
01/05/1996	FIECHTER, KIRK W/J		0	131/339		I
01/01/1900	MENDENHALL, RICK		WD	/		I

Legal

ARNOLDS E1/2 01-26-12

Notes**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)802 S MAIN
BLUFFTON, In 46714**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			AA	AA	AA	AA	AA
Reason For Change							
As Of Date	02/20/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod							
Valuation Method	1.0000	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000		1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>		<input type="checkbox"/>				
Land	\$21,600	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$21,600	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$202,000	\$174,900	\$155,800	\$150,000	\$133,000		
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$202,000	\$174,900	\$155,800	\$150,000	\$133,000		
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$223,600	\$196,500	\$177,400	\$163,700	\$146,700		
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$223,600	\$196,500	\$177,400	\$163,700	\$146,700		
Total Non Res (3)	\$0	\$0	\$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	70x147	1.05	\$292.86	\$308	\$21,560	0%	1.0000	0.00	100.00	0.00	\$21,560

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

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

Land Computations

Calculated Acreage	0.24
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$0
CAP 2 Value	\$21,600
CAP 3 Value	\$0
Total Value	\$21,600

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BLUFFTON AVERAGE 132/ 2/2

General Information

Occupancy	Duplex	#	TF
Description	Duplex	Full Bath	2 6
Story Height	2	Half Bath	0 0
Style	87 Rental - Duplex	Kitchen Sinks	2 2
Finished Area	2344 sqft	Water Heaters	2 2
Make		Add Fixtures	0 0

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

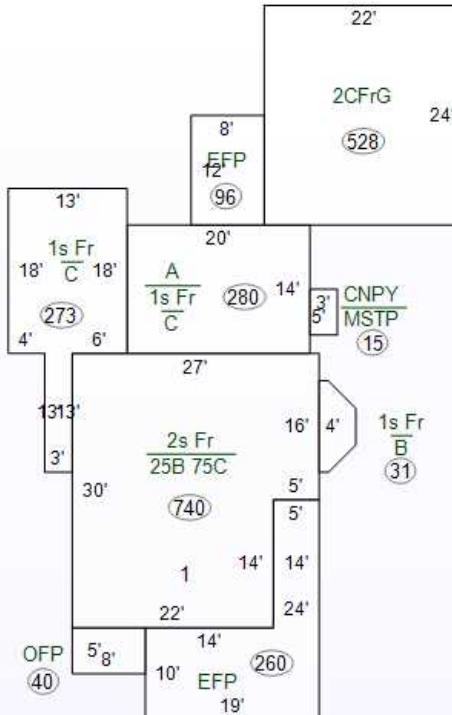
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	260	\$16,000
Porch, Enclosed Frame	96	\$9,400
Porch, Open Frame	40	\$4,300
Stoop, Masonry	15	\$1,800
Canopy, Shed Type	15	\$400

Plumbing

#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	2 2
Water Heaters	2 2
Add Fixtures	0 0
Total	6 10

**Specialty Plumbing**

Description	Count	Value

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: Duplex	2	Wood Fr	C-1	1900	1970	55 A		0.96		2,544 sqft	\$249,432	40%	\$149,660	0%	100%	1.350	1.000	0.00	100.00	0.00	\$202,000

Total all pages

\$202,000

Total this page

\$202,000

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1324	1324	\$125,500
2	1Fr	740	740	\$44,000
3				
4				
1/4				
1/2				
3/4				
Attic		280	280	\$9,600
Bsmt		200	0	\$18,100
Crawl		1108	0	\$8,000
Slab				
				Total Base \$205,200
Adjustments				1 Row Type Adj. x 1.00 \$205,200
Unfin Int (-)				\$0
Ex Liv Units (+)				C:1 \$8,800
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1324 2:740 A:280 \$6,200
No Elec (-)				\$0
Plumbing (+/-)				10 - 10 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
				Sub-Total, One Unit \$220,200
				Sub-Total, 1 Units
Exterior Features (+)				\$31,900 \$252,100
Garages (+) 528 sqft				\$21,400 \$273,500
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
				Replacement Cost \$249,432