

90-08-04-505-097.000-004

General Information

Parcel Number
90-08-04-505-097.000-004

Local Parcel Number
0100782400

Tax ID:

Routing Number
M04.01 R71

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)
1017 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Martin, Michael

Ownership

Martin, Michael
1017 S Main
Bluffton, IN 46714

Legal

TOWNLEY SOUTH PT 169 4-P S 55'



1017 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2023	Martin, Michael	20230580	WR	/	\$130,000	I
09/23/2022	Paxson, Brian Thomas	20224067	WR	/	\$48,000	I
12/30/2011	Frantz, Gerald W/Conn	181069	CT	69/996	\$48,000	I
05/27/2011	Frantz, Gerald W/Conn	1780004	QC	150/301		I
04/29/2011	Frantz, Gerald W	177657	SA	150/212		I
09/18/2009	FRANTZ, ROBERT D	169133	QC	148/577		I

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	Misc	AA	AA
02/27/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$20,100	Land	\$20,100	\$20,100	\$20,100	\$12,200	\$12,200
\$20,100	Land Res (1)	\$20,100	\$20,100	\$20,100	\$12,200	\$12,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$131,800	Improvement	\$131,800	\$111,400	\$101,800	\$93,000	\$82,900
\$131,800	Imp Res (1)	\$131,800	\$111,400	\$101,800	\$91,800	\$81,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$1,200	\$1,100
\$151,900	Total	\$151,900	\$131,500	\$121,900	\$105,200	\$95,100
\$151,900	Total Res (1)	\$151,900	\$131,500	\$121,900	\$104,000	\$94,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$1,200	\$1,100

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		55	55x170	1.06	\$345.45	\$366	\$20,130	0%	1.0000	100.00	0.00	0.00	\$20,130

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.21
Actual Frontage	55
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
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	0.22
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	\$20,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,100

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	42 One Story Older St
Finished Area	1200 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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
Bay	16	\$3,200
Stoop, Masonry	42	\$2,300
Canopy, Shed Type	42	\$500
Bay	26	\$3,200
Porch, Enclosed Masonry	162	\$12,700

Plumbing

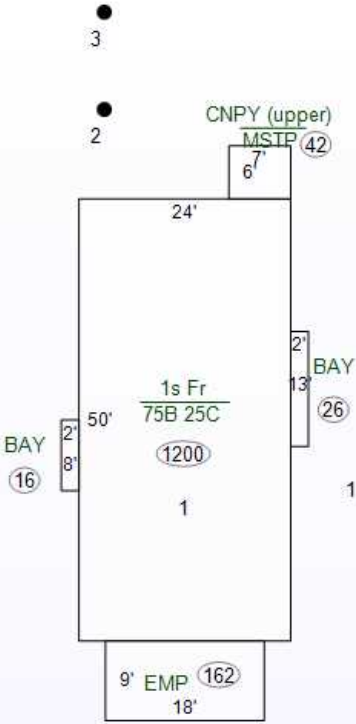
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1200	1200	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		900	0	\$32,600	
Crawl		300	0	\$4,500	
Slab					

Total Base \$154,800

Adjustments 1 Row Type Adj. x 1.00 \$154,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1200	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$159,800

Sub-Total, 1 Units

Exterior Features (+)	\$21,900	\$181,700
Garages (+) 0 sqft	\$0	\$181,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	

Replacement Cost \$156,989

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	1970	55 A		0.96		2,100 sqft	\$156,989	45%	\$86,340	0%	100%	1.410	1.000	100.00	0.00	0.00	\$121,700
2: Detached Garage	1	Brick	D	1900	1900	125 A	\$71.88	0.96	\$55.20	16'x20'	\$17,665	50%	\$8,830	0%	100%	1.000	1.000	100.00	0.00	0.00	\$8,800
3: Utility Shed	1		D	1900	1900	125 A	\$19.35	0.96	\$14.86	12'x20'	\$3,567	65%	\$1,250	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,300