

90-08-04-539-391.000-004

ROPER, LAURISA D

118 E SOUTH

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-539-391.000-004

Local Parcel Number

0100957700

Tax ID:**Routing Number**

M03.04 R66

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

4G

Location Address (1)

118 E SOUTH

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

BLUFFTON 200543 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

Ownership

ROPER, LAURISA D

118 E SOUTH

BLUFFTON, IN 46714

118 E SOUTH

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Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/22/1998	ROPER, LAURISA D	0	WD	134/770		I
01/01/1900	STANDARD FEDERA		WD	/		I

Notes**Legal**

ORIG PT LOT 201 00-26-12

E 41'

118 E SOUTH

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

WIP	2025	Assessment Year	2025	2024	2023	2022	2021
	Reason For Change	AA	AA	AA	AA	AA	AA
03/04/2025	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					
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
	Notice Required	<input type="checkbox"/>					
	Land	\$11,200	\$11,200	\$11,200	\$6,700	\$6,700	
	Land Res (1)	\$11,200	\$11,200	\$11,200	\$6,700	\$6,700	
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
	Improvement	\$160,700	\$140,600	\$125,300	\$120,600	\$107,300	
	Imp Res (1)	\$160,700	\$140,600	\$125,300	\$120,600	\$107,300	
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
	Total	\$171,900	\$151,800	\$136,500	\$127,300	\$114,000	
	Total Res (1)	\$171,900	\$151,800	\$136,500	\$127,300	\$114,000	
	Total Non Res (2)	\$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		41	41x70	0.74	\$370	\$274	\$11,234	0%	1.0000	100.00	0.00	0.00	\$11,230

Land Computations

Calculated Acreage	0.07
Actual Frontage	41
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.07
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	0.07
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	\$11,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$11,200

Data Source External Only

Collector 05/21/2024

Nexus

Appraiser

90-08-04-539-391.000-004

ROPER, LAURISA D

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 3/4
 Style 53 Partial Story - Before
 Finished Area 1980 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

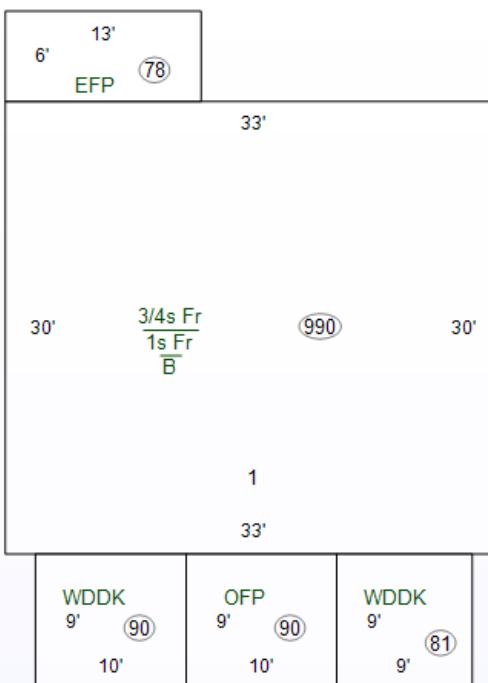
Exterior Features

Description	Area	Value
Porch, Enclosed Frame	78	\$7,800
Porch, Open Frame	90	\$6,300
Wood Deck	90	\$2,800
Wood Deck	81	\$2,300

Plumbing

#	TF
Full Bath	1
Half Bath	1
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4
	7

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BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	990	990	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	990	990	\$46,600	
Attic					
Bsmt		990	0	\$34,600	
Crawl					
Slab					
					Total Base \$186,500
Adjustments	1 Row Type Adj. x 1.00				\$186,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					MS:1 MO:1 \$4,500
No Heating (-)					\$0
A/C (+)					1:990 3/4:990 \$5,000
No Elec (-)					\$0
Plumbing (+ / -)					7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$197,600
					Sub-Total, 1 Units
Exterior Features (+)					\$19,200 \$216,800
Garages (+) 0 sqft					\$0 \$216,800
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
					Replacement Cost \$197,722

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 3/4	Wood Fr	C-1	1900	1980	45 A		0.96		2,970 sqft	\$197,722	30%	\$138,410	0%	100%	1.350	0.860	100.00	0.00	0.00	\$160,700

Total all pages

\$160,700

Total this page

\$160,700