

90-08-04-511-034.000-004

General Information

Parcel Number  
90-08-04-511-034.000-004

Local Parcel Number  
0100833401

Tax ID:

Routing Number  
M04.01 R57

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  
4L

Location Address (1)  
723 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

Singleton, Lori P

Ownership

Singleton, Lori P  
723 S Main St  
Bluffton, IN 46714

Legal

TS 29-26-12



723 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/17/2015	Singleton, Lori P	200332	WR	155/206	\$56,000	I
05/11/2001	REINHARD, RICHA		GD	138/349	\$55,000	I
01/01/1900	MEYER, ROBERT F/C		WD	/		I

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes

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
03/05/2025	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"/>
\$20,900	Land	\$20,900	\$20,900	\$20,900	\$13,000	\$13,000
\$20,900	Land Res (1)	\$20,900	\$20,900	\$20,900	\$13,000	\$13,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$80,900	Improvement	\$80,900	\$67,000	\$61,800	\$57,600	\$51,100
\$80,900	Imp Res (1)	\$80,900	\$61,900	\$56,700	\$52,400	\$46,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$5,100	\$5,100	\$5,200	\$4,700
\$101,800	Total	\$101,800	\$87,900	\$82,700	\$70,600	\$64,100
\$101,800	Total Res (1)	\$101,800	\$82,800	\$77,600	\$65,400	\$59,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$5,100	\$5,100	\$5,200	\$4,700

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		63	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	100.00	0.00	0.00	\$20,890

Land Computations

Calculated Acreage	0.24
Actual Frontage	63
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	\$20,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,900

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	42 One Story Older St
Finished Area	1264 sqft
Make	

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 checked="" 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 checked="" 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, Open Frame	151	\$8,300
Patio, Concrete	240	\$1,900

Plumbing

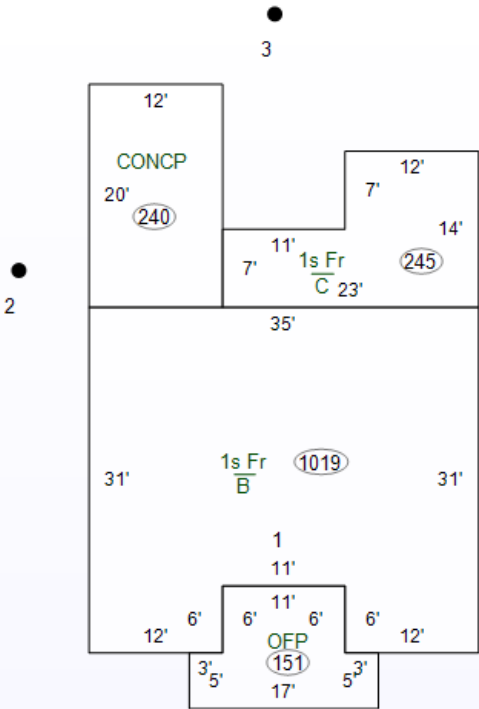
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1264	1264	\$122,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1019	0	\$35,200	
Crawl	245	0	\$4,200	
Slab				

Total Base	\$162,100
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Adjustments	1 Row Type Adj. x 1.00	\$162,100
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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	\$162,100
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Sub-Total, 1 Units	
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Exterior Features (+)	\$10,200	\$172,300
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Garages (+) 0 sqft	\$0	\$172,300
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.96
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Replacement Cost	\$148,867
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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 F		0.96		2,283 sqft	\$148,867	55%	\$66,990	30%	100%	1.410	1.000	100.00	0.00	0.00	\$66,100
2: Detached Garage 1	1	Wood Fr	D	1900	1900	125 A	\$55.64	0.96	\$42.73	16'x20'	\$13,674	50%	\$6,840	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,800
3: Detached Garage 2	1	Pole	C	2002	2002	23 A	\$27.79	0.96	\$26.68	24'x32'	\$20,489	22%	\$15,980	50%	100%	1.000	1.000	100.00	0.00	0.00	\$8,000