

90-08-04-539-327.000-004

Clifford, Richard K/Terri L

409 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-539-327.000-004

Local Parcel Number

0100909500

Tax ID:**Routing Number**

M04.01 R38

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

04

Location Address (1)409 S MAIN
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

Data Source External Only

Ownership

Clifford, Richard K/Terri L

409 S MAIN**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/18/2024	Clifford, Richard K/Terr	20240898	WR	/	\$102,800	I
01/28/2022	Lothamer, Tim Michael	20220426	QC	/	\$2,204	I
05/16/2018	409MA1714	20181704	QC	/		I
05/09/2018	Kingdom First Properti	20181580	QC	/	\$13,300	I
05/16/2017	Honradez Investment	208761	QC	157/346	\$6,500	I
01/27/2017	Deutsche Bank Nation	207397	SD	156/981	\$81,000	I

Notes**Legal**

ORIG N/2 LOT 202 00-26-12

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	AA
03/05/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>					
Land	\$13,300	\$13,300	\$13,300	\$13,300	\$8,000	\$8,000
Land Res (1)	\$13,300	\$13,300	\$13,300	\$8,000	\$8,000	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$114,200	\$111,600	\$112,100	\$49,100	\$72,600	
Imp Res (1)	\$114,200	\$111,600	\$112,100	\$49,100	\$72,600	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$127,500	\$124,900	\$125,400	\$57,100	\$80,600	
Total Res (1)	\$127,500	\$124,900	\$125,400	\$57,100	\$80,600	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$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		35	35x140	1.03	\$370	\$381	\$13,335	0%	1.0000	100.00	0.00	0.00	\$13,340

Land Computations

Calculated Acreage	0.11
Actual Frontage	35
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$13,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$13,300

Collector 09/17/2024 Nexus

Appraiser

90-08-04-539-327.000-004

Clifford, Richard K/Terri L

General Information

Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	2 6
Story Height	1 1/2	Half Bath	0 0
Style	53 Partial Story - Before	Kitchen Sinks	1 1
Finished Area	1560 sqft	Water Heaters	1 1
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	

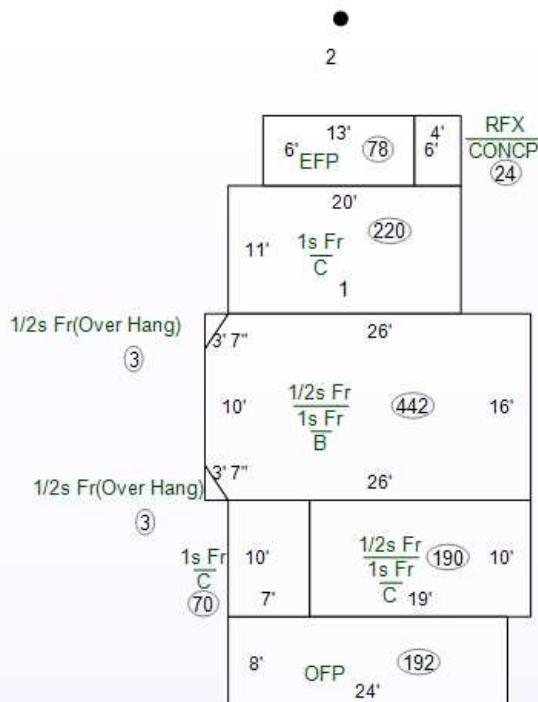
Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input 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	78	\$7,800
Canopy, Roof Extension	24	\$800
Patio, Concrete	24	\$200
Porch, Open Frame	192	\$10,100

409 S MAIN



510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	922	922	\$99,000	
2					
3					
4					
1/4					
1/2	1Fr	638	638	\$31,400	
3/4					
Attic					
Bsmt	442	0	\$22,800		
Crawl	480	0	\$5,600		
Slab					
					Total Base \$158,800
Adjustments	1 Row Type Adj. x 1.00				\$158,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:922 1/2:638	\$5,200
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$166,400
				Sub-Total, 1 Units	
Exterior Features (+)				\$18,900	\$185,300
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
				Replacement Cost	\$160,099

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 1/2	Wood Fr	D+2	1900	1980	45 F		0.96		2,002 sqft	\$160,099	45%	\$88,050	0%	100%	1.350	0.860	100.00	0.00	0.00	\$102,200
2: Detached Garage	1	Brick	D	1900	1900	125 A	\$52.25	0.96	\$40.13	20'x30'	\$24,077	50%	\$12,040	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,000

Total all pages

\$114,200

Total this page

\$114,200