

90-08-04-505-002.000-004

Barton, Jamie/Regina

809 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-505-002.000-004

**Local Parcel Number**

0100645600

**Tax ID:****Routing Number**

M04.01 R60

**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)**

809 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200643 HOUSETYPE

**Characteristics****Topography** Flood Hazard

High

**Public Utilities** ERA

All

**Streets or Roads** TIF

Paved, Sidewalk

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

**Ownership**

Barton, Jamie/Regina

809 S Main St

Bluffton, IN 46714

**Legal**

TOWNLEY SOUTH 66 (4-P)

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**Notes**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/22/2017	Barton, Jamie/Regina	209302	WR	157/499	\$110,000	I
10/13/2011	Meyer, Kole A/Amy N	179804	WD	150/659	\$102,100	I
01/22/2009	LUNG, STEPHANIE L/	165199	QC	147/929		I
02/08/2005	CRICKENBERGER, S	142994	QC	143/92		I
08/31/2004	CRICKENBERGER, S	140376	WD	142/526	\$90,780	I
11/24/1993	SWANSON, PETER/C	0	WD	128/883,84		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	AA	AA	AA	AA	AA	AA
02/16/2025	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	
<b>Notice Required</b>	<input type="checkbox"/>					
<b>Land</b>	<b>\$21,000</b>	<b>\$21,000</b>	<b>\$21,000</b>	<b>\$21,000</b>	<b>\$13,000</b>	<b>\$13,000</b>
Land Res (1)	\$21,000	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$161,400</b>	<b>\$169,900</b>	<b>\$154,200</b>	<b>\$140,400</b>	<b>\$124,800</b>	
Imp Res (1)	\$161,400	\$169,600	\$153,900	\$140,100	\$124,500	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$300	\$300	\$300	\$300	
<b>Total</b>	<b>\$182,400</b>	<b>\$190,900</b>	<b>\$175,200</b>	<b>\$153,400</b>	<b>\$137,800</b>	
Total Res (1)	\$182,400	\$190,600	\$174,900	\$153,100	\$137,500	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$300	\$300	\$300	\$300	

**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	63x170	1.06	\$314.29	\$333	\$20,979	0%	1.0000	100.00	0.00	0.00	\$20,980

**Land Computations**

Calculated Acreage	0.25
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,000
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$21,000</b>

Review Group

2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

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Barton, Jamie/Regina

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2  
 Style 64 Two Story - Before  
 Finished Area 2204 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
Wood Deck	90	\$2,800
Canopy, Roof Extension	90	\$1,600
Wood Deck	306	\$6,300
Porch, Enclosed Frame	96	\$9,400

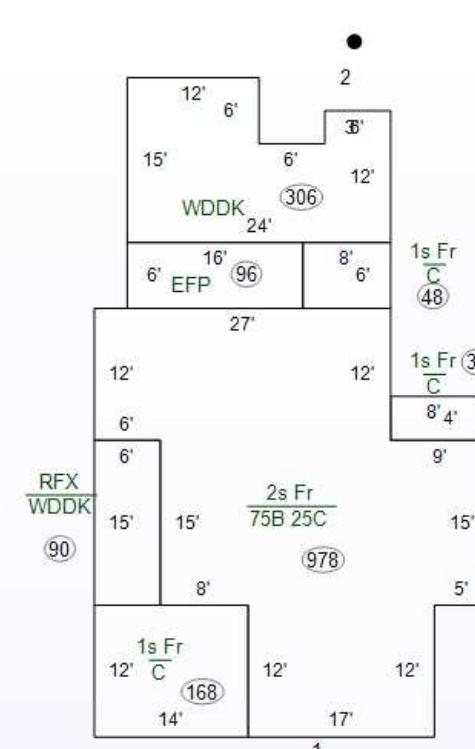
**Plumbing**

#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	1
Total	5
	9

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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1226	1226	\$119,400	
2	1Fr	978	978	\$51,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		734	0	\$29,100	
Crawl		492	0	\$5,700	
Slab					
					<b>Total Base</b> \$205,400
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$205,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					MS:1 MO:1 \$4,500
No Heating (-)					\$0
A/C (+)					1:1226 2:978 \$6,200
No Elec (-)					\$0
Plumbing (+ / -)					9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
					<b>Sub-Total, One Unit</b> \$219,300
					<b>Sub-Total, 1 Units</b>
Exterior Features (+)					\$20,100 \$239,400
Garages (+) 0 sqft					\$0 \$239,400
					Quality and Design Factor (Grade) 1.00
					Location Multiplier 0.96
					<b>Replacement Cost</b> \$229,824

**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	2	Wood Fr	C	1900	1980	45 A		0.96		2,938 sqft	\$229,824	30%	\$160,880	0%	100%	1.410	0.710	100.00	0.00	0.00	\$161,100
2: Utility Shed	1	SV	C	1999	1999	26 A		0.96		12'x14'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$300

Total all pages

\$161,400

Total this page

\$161,400