

90-08-04-505-117.000-004

HOLLEY, PATRICIA J/DAWSON,

909 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

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

90-08-04-505-117.000-004

**Local Parcel Number**

0100818100

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

M04.01 R65

**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)**

909 S MAIN

BLUFFTON, In 46714

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

N/A

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

High

**Ownership**

Holley etal, Patricia  
1141 E Market  
Bluffton, IN 46714-3601

**909 S MAIN**

Transfer of Ownership				
Date	Owner	Doc ID	Code	Book/Page Adj Sale Price V/I
10/17/2002	Holley etal, Patricia	124459	QC	140/147
01/01/1900	BEARD, WM/EDNA R		WD	/

**Notes****Legal**

R.W. & J.W.TOWNLEY SOUTH LOT 117 AND 10'  
OFF N LOT 118 (4-P)

**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	AA	AA	AA
<b>As Of Date</b>	02/26/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
<b>Valuation Method</b>	Indiana Cost Mod						
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
<b>Notice Required</b>	<input type="checkbox"/>						
<b>Land</b>	<b>\$22,100</b>	<b>\$22,100</b>	<b>\$22,100</b>	<b>\$22,100</b>	<b>\$14,100</b>	<b>\$14,100</b>	
Land Res (1)	\$22,100	\$22,100	\$22,100	\$22,100	\$14,100	\$14,100	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Improvement</b>	<b>\$138,200</b>	<b>\$114,700</b>	<b>\$105,200</b>	<b>\$97,200</b>	<b>\$86,200</b>		
Imp Res (1)	\$138,200	\$114,700	\$105,200	\$97,200	\$86,200		
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0		
<b>Total</b>	<b>\$160,300</b>	<b>\$136,800</b>	<b>\$127,300</b>	<b>\$111,300</b>	<b>\$100,300</b>		
Total Res (1)	\$160,300	\$136,800	\$127,300	\$111,300	\$100,300		
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0		

**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		73	73x170	1.06	\$284.93	\$302	\$22,046	0%	1.0000	100.00	0.00	0.00	\$22,050

**Land Computations**

Calculated Acreage	0.28
Actual Frontage	73
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.29
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	0.29
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	\$22,100
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$22,100</b>

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2024

Review Group 2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-505-117.000-004

HOLLEY, PATRICIA J/DAWSON, 909 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information		
Occupancy	Single-Family	
Description	Single-Family	
Story Height	1	
Style	42 One Story Older St	
Finished Area	1466 sqft	
Make		
Floor Finish		
<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile	
<input 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 type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile	
<input type="checkbox"/> Other		
Exterior Features		
Description	Area	Value
Porch, Open Frame	60	\$4,300
Wood Deck	496	\$9,600

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	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type	
Central Warm Air	

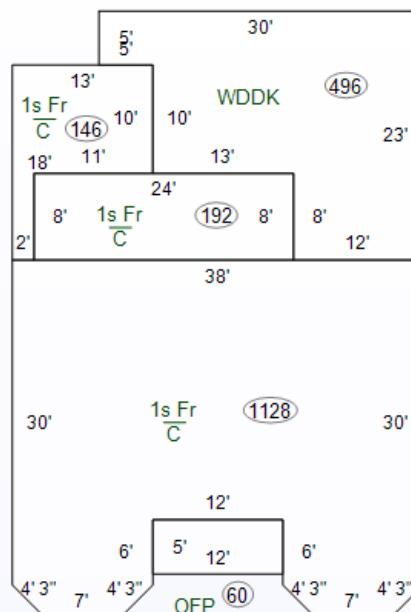
Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Slate <input type="checkbox"/> Tile
<input type="checkbox"/> Other	

Exterior Features	
Description	Area

Description	Area	Value
Porch, Open Frame	60	\$4,300
Wood Deck	496	\$9,600

Specialty Plumbing	
Description	Count

Description	Count	Value



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1466	1466	\$133,200
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1466	0	\$9,200
Slab				
Total Base				\$142,400
Adjustments	1 Row Type Adj. x 1.00			\$142,400
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)		1:1466		\$4,800
No Elec (-)				\$0
Plumbing (+/-)		5 - 5 = 0	x \$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$147,200
Sub-Total, 1 Units				
Exterior Features (+)				\$13,900
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.96
Replacement Cost				\$139,190

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	1980	45 A		0.96		1,466 sqft	\$139,190	38%	\$86,300	0%	100%	1,410	1,000	100.00	0.00	0.00	\$121,700
2: Detached Garage	1	Wood Fr	C	1965	1965	60 A	\$39.83	0.96	\$38.24	24'x30'	\$27,530	40%	\$16,520	0%	100%	1,000	1,000	100.00	0.00	0.00	\$16,500