

90-08-04-539-132.000-004

GRIDER, EDGAR L/CONSTANCE

411 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

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

90-08-04-539-132.000-004

**Local Parcel Number**

0100734700

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

M04.01 R39

**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)**

411 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**Ownership**

Grider, Edgar L/Constance I

411 S Main St

Bluffton, IN 46714-2504

**411 S MAIN****Transfer of Ownership**

Date Owner Doc ID Code Book/Page Adj Sale Price V/I

09/04/1990 Grider, Edgar L/Consta 0 WD 125/409 |

01/01/1900 WOLFCALE, CONSTA WD / |

**Notes****Legal**

ORIG S 1/2 202 00-26-12

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

2025

WIP

03/05/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

AA

04/13/2025

Indiana Cost Mod

1.0000

2025

AA

03/30/2024

Indiana Cost Mod

1.0000

2024

AA

03/14/2023

Indiana Cost Mod

1.0000

2023

AA

04/07/2022

Indiana Cost Mod

1.0000

2022

AA

03/01/2021

Indiana Cost Mod

1.0000

2021

AA

**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
<b>Total Value</b>	<b>\$13,300</b>

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-539-132.000-004

GRIDER, EDGAR L/CONSTANCE 411 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

**General Information**

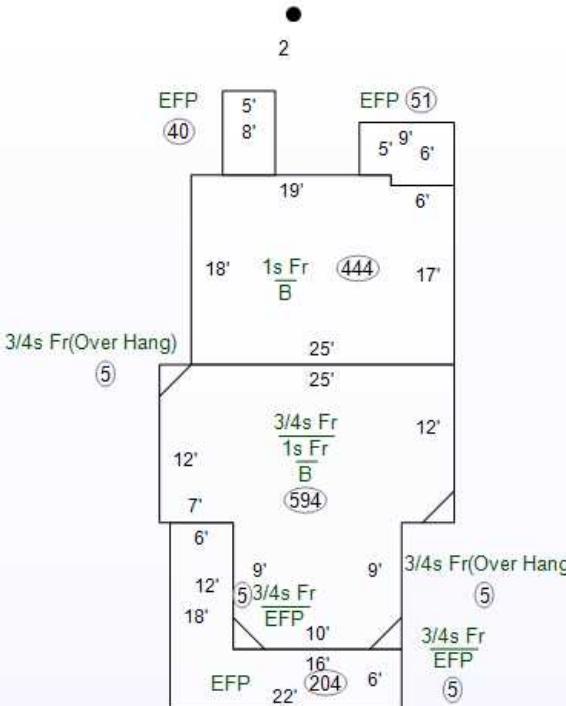
		#	TF
Occupancy	Single-Family		
Description	Single-Family	Full Bath	1 3
Story Height	1 3/4	Half Bath	1 2
Style	64 Two Story - Before	Kitchen Sinks	1 1
Finished Area	1652 sqft	Water Heaters	1 1
Make		Add Fixtures	1 1
		Total	5 8

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

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	51	\$6,300
Porch, Enclosed Frame	204	\$13,800
Porch, Enclosed Frame	5	\$4,800
Porch, Enclosed Frame	5	\$4,800
Porch, Enclosed Frame	40	\$6,300



Specialty Plumbing			
Description	Count	Value	
Exterior Features (+)		\$36,000	\$222,600
Garages (+) 0 sqft			\$222,600
Quality and Design Factor (Grade)			0.90
Location Multiplier			0.96
<b>Replacement Cost</b>			<b>\$192,326</b>

**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	D+2	1890	1975	50 A		0.96		2,690 sqft	\$192,326	40%	\$115,400	0%	100%	1,350	0.710	100.00	0.00	0.00	\$110,600
2: Detached Garage	1	Wood Fr	C	1900	1900	125 A	\$34.59	0.96	\$33.21	30'x32'	\$31,878	45%	\$17,530	0%	100%	1,000	1.000	100.00	0.00	0.00	\$17,500

Total all pages

\$128,100

Total this page

\$128,100

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1038	1038	\$108,400	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	614	614	\$35,400	
Attic					
Bsmt		1038	0	\$35,800	
Crawl					
Slab					
					<b>Total Base</b> \$179,600
<b>Adjustments</b>					<b>1 Row Type Adj. x 1.00</b> \$179,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1038 3/4:614 \$4,600
No Elec (-)					\$0
Plumbing (+/-)					8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
					<b>Sub-Total, One Unit</b> \$186,600
					<b>Sub-Total, 1 Units</b>
Exterior Features (+)					\$36,000 \$222,600
Garages (+) 0 sqft					\$0 \$222,600
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
<b>Replacement Cost</b>					<b>\$192,326</b>