

90-08-04-539-395.000-004

Fenton, Tommy C/Gregory S Be

426 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-539-395.000-004

Local Parcel Number

0100963600

Tax ID:**Routing Number**

M04.01 R34

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

4G

Location Address (1)426 S MAIN
BLUFFTON, In 46714**Ownership**Fenton, Tommy C/Gregory S Bennett/R
426 S Main St
Bluffton, IN 46714**Legal**

ORIG LOT 233 (4-G)

426 S MAIN**510, 1 Family Dwell - Platted Lot****BLUFFTON AVERAGE 132/ 1/2****Notes**

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/14/2023	Fenton, Tommy C/Gre	20231821	WR	/	\$250,000	I
03/31/2020	Kissinger, Estil A/Beth	20201262	TD	/	\$175,000	I
05/10/2019	Joyce, Caroline B Rev	20191470	WR	/		I
05/02/2019	Joyce, Caroline B	20191368	QC	/		I
11/01/2012	Hockensmith etal, Davi	185889	QC	151/892		I
04/17/1991	HOCKENSMITH, DAVI	0	WD	126/23		I

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

WIP	2025	Assessment Year	2025	2024	2023	2022	2021
	Reason For Change	AA	AA	AA	AA	AA	AA
02/24/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Valuation Method	Indiana Cost Mod					
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
	Notice Required	<input type="checkbox"/>					
	Land	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400	
	Land Res (1)	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400	
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
	Improvement	\$197,900	\$204,400	\$183,200	\$176,900	\$157,900	
	Imp Res (1)	\$197,900	\$204,400	\$183,200	\$176,900	\$157,900	
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
	Total	\$219,000	\$225,500	\$204,300	\$190,300	\$171,300	
	Total Res (1)	\$219,000	\$225,500	\$204,300	\$190,300	\$171,300	
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Total Non Res (3)	\$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		70	70x140	1.03	\$292.86	\$302	\$21,140	0%	1.0000	100.00	0.00	0.00	\$21,140

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$21,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,100

Lot**Market Model**

BLUFFTON 200543 HOUSETYPE

Characteristics

Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved, Sidewalk	<input type="checkbox"/>

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2024

Review Group 2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-539-395.000-004

Fenton, Tommy C/Gregory S Be 426 S MAIN

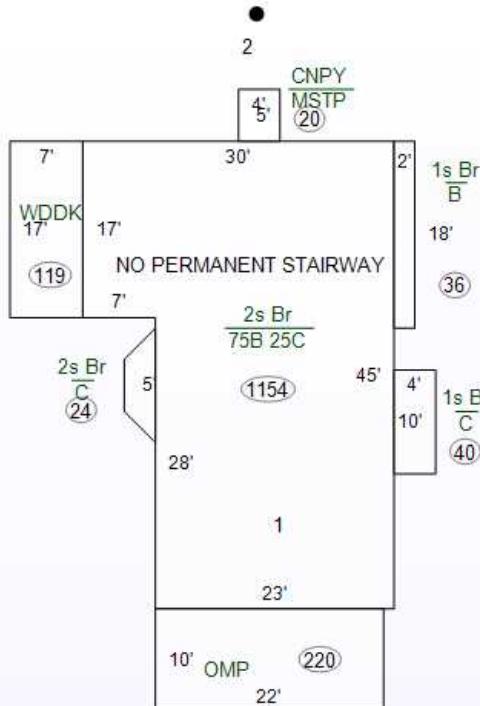
S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	2
Story Height	2	Half Bath	0
Style	64 Two Story - Before	Kitchen Sinks	1
Finished Area	2432 sqft	Water Heaters	1
Make		Add Fixtures	1
Floor Finish		Total	9
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input checked="" type="checkbox"/> Slab	<input 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		Accommodations	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Bedrooms	3
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Living Rooms	1
<input type="checkbox"/> Fiberboard		Dining Rooms	1
		Family Rooms	0
		Total Rooms	7
Roofing		Heat Type	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input checked="" type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile
Exterior Features			
Description	Area	Value	
Porch, Open Masonry	220	\$11,300	
Stoop, Masonry	20	\$1,800	
Canopy, Shed Type	20	\$400	
Wood Deck	119	\$3,300	



Specialty Plumbing

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	Brick	C	1900	1990	35 A	0.96			3,334 sqft	\$259,872	26%	\$192,310	0%	100%	1.350	0.710	100.00	0.00	0.00	\$184,300
2: Detached Garage	1	Brick	C	1900	1900	125 A	\$58.68	0.96	\$56.33	20'x22'	\$24,786	45%	\$13,630	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,600