

90-08-04-511-073.000-004

General Information

Parcel Number
90-08-04-511-073.000-004

Local Parcel Number
0100969301

Tax ID:

Routing Number
M04.01 R58

Property Class 640
Exempt, Municipality

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 203643-004
BLUFFTON COMMERCIAL

Section/Plat
04

Location Address (1)
727 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

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 2023

City Of Bluffton

Ownership

City Of Bluffton
128 E Market
Bluffton, IN 46714

Legal

TOWNLEY SO ADD LOT 30 PT 727 S MAIN ST (4-L)



727 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/13/1985	City Of Bluffton	0	WD	/		I
05/30/1984	CITY OF BLUFFTON	0	WD	/		I
02/03/1984	S & W REAL ESTATE	0	WD	/		I
11/02/1981	BERTSCH	0	WD	/		I
06/06/1979	STOLLER	0	WD	/		I
09/27/1977	BERTSCH	0	WD	/		I

640, Exempt, Municipality

Exempt

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
03/04/2025	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	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$16,600	Land	\$16,600	\$16,600	\$11,700	\$5,200	\$5,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$16,600	Land Non Res (3)	\$16,600	\$16,600	\$11,700	\$5,200	\$5,200
\$1,800	Improvement	\$1,800	\$1,300	\$1,300	\$1,400	\$1,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,800	Imp Non Res (3)	\$1,800	\$1,300	\$1,300	\$1,400	\$1,200
\$18,400	Total	\$18,400	\$17,900	\$13,000	\$6,600	\$6,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$18,400	Total Non Res (3)	\$18,400	\$17,900	\$13,000	\$6,600	\$6,400

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

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
Fci	F		62	62x105	0.84	\$317.74	\$267	\$16,554	0%	1.0000	0.00	0.00	100.00	\$16,550

Land Computations

Calculated Acreage	0.15
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$16,600
Total Value	\$16,600

General Information

Occupancy Gazebo
Description Gazebo
Story Height 0
Style N/A
Finished Area
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
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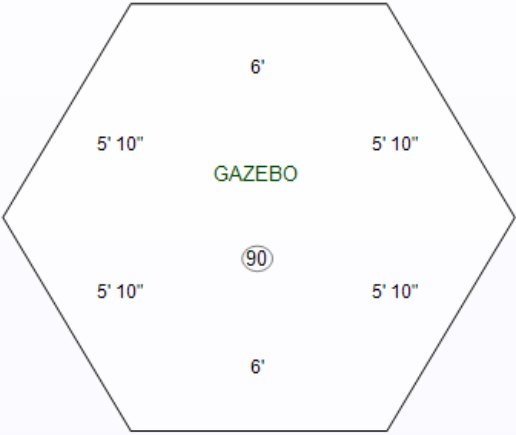
Plumbing

#	TF

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments	Total Base	Row Type	Adj.
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Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit	\$0	
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.96
Replacement Cost		\$3,880

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: Gazebo	1		C	1987	1987	38	A		\$44.91	0.96	\$43.11	90 sqft	\$3,880	55%	\$1,750	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800