

90-08-04-400-003.000-004

Moyer, John/Beverly

701 S JOHNSON

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

**General Information**

**Parcel Number**  
90-08-04-400-003.000-004  
**Local Parcel Number**  
0100660000  
**Tax ID:**

**Routing Number**  
M04.08 R26

**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)**  
701 S JOHNSON  
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

**Data Source** External Only

**Ownership**

701 S JOHNSON

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/05/2020	Moyer, John/Beverly	20200915	TD	/	\$117,500	I
01/24/2003	Inskeep Trust, Doris E	127147	TD	140/458	\$125,000	I
01/24/2003	BENDER, PAUL L TR	127145-6	QC	140/456-7		I
05/05/1997	BENDER, PAUL L ET	0	QC	132/840		I
08/16/1996	BENDER, PAUL L/MA	0	QC	132/3		I
01/01/1900	FROM GEHRIG .222		WD	/		I

**Legal**

04-26-12 .222A  
PT NW SE E OF LOT 6 ARNOLDS

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

	2025	Assessment Year	2025	2024	2023	2022	2021
<b>WIP</b>			AA	AA	Misc	AA	AA
<b>Reason For Change</b>							
<b>As Of Date</b>	02/28/2025	04/13/2025	03/30/2024	07/02/2023	04/07/2022	03/01/2021	
<b>Indiana Cost Mod</b>							
<b>Valuation Method</b>		Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	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"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
<b>Land</b>	<b>\$21,600</b>	<b>\$21,600</b>	<b>\$21,600</b>	<b>\$21,600</b>	<b>\$13,700</b>	<b>\$13,700</b>	
Land Res (1)	\$21,600	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Improvement</b>	<b>\$156,600</b>	<b>\$134,400</b>	<b>\$119,800</b>	<b>\$115,300</b>	<b>\$102,400</b>		
Imp Res (1)	\$156,600	\$134,400	\$119,800	\$115,000	\$102,100		
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Imp Non Res (3)	\$0	\$0	\$0	\$300	\$300		
<b>Total</b>	<b>\$178,200</b>	<b>\$156,000</b>	<b>\$141,400</b>	<b>\$129,000</b>	<b>\$116,100</b>		
Total Res (1)	\$178,200	\$156,000	\$141,400	\$128,700	\$115,800		
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Total Non Res (3)	\$0	\$0	\$0	\$300	\$300		

**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	70x147	1.05	\$292.86		\$308	21.560	0%	1.0000	100.00	0.00	\$21,560

**Land Computations**

Calculated Acreage	0.24
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
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	0.22
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	\$21,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$21,600</b>

Collector 05/31/2024 Nexus

Appraiser

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**General Information**

		#	TF
Occupancy	Single-Family		
Description	Single-Family	Full Bath	2 6
Story Height	1	Half Bath	1 2
Style	135 Ranch	Kitchen Sinks	1 1
Finished Area	1616 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	5 10

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input 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	

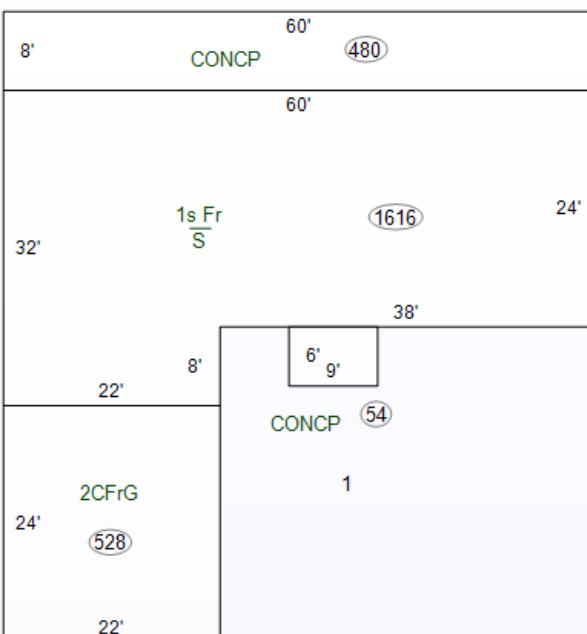
**Roofing**

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

**Exterior Features**

Description	Area	Value
Patio, Concrete	480	\$3,700
Patio, Concrete	54	\$400

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BLUFFTON AVERAGE 132/ 2/2

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1616	1616	\$142,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1616	0	\$0	
					<b>Total Base</b> \$142,100
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$142,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					MS:1 MO:1 \$4,500
No Heating (-)					\$0
A/C (+)					1:1616 \$5,000
No Elec (-)					\$0
Plumbing (+ / -)					10 – 5 = 5 x \$800 \$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
					<b>Sub-Total, One Unit</b> \$155,600
					<b>Sub-Total, 1 Units</b>
Exterior Features (+)					\$4,100 \$159,700
Garages (+) 528 sqft					\$21,400 \$181,100
					Quality and Design Factor (Grade) 1.00
					Location Multiplier 0.96
					<b>Replacement Cost</b> \$173,856

**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	C	1952	1990	35 A		0.96		1,616 sqft	\$173,856	26%	\$128,650	0%	100%	1,350	0.900	100.00	0.00	0.00	\$156,300
2: Utility Shed	1	SV	C	1995	1995	30 A		0.96		10'x12'		60%		0%	100%	1,000	1.000	100.00	0.00	0.00	\$300

Total all pages

\$156,600

Total this page

\$156,600