

90-08-04-300-154.000-004

General Information

Parcel Number  
90-08-04-300-154.000-004

Local Parcel Number  
0100967018

Tax ID:

Routing Number  
M05.07 R11

Property Class 620  
Exempt, County

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 203343-004  
BLUFFTON COM/IND SOUTH

Section/Plat  
4P

Location Address (1)  
128 W SPRING ST  
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2024

WELLS CO BOARD OF COMMIS

Ownership

WELLS CO BOARD OF COMMISSION  
102 W MARKET ST  
BLUFFTON, IN 46714

Legal

(4-P) SPRING ST 0.15A PT SW SE W F LOT 3  
WILEY MAIN ST



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
02/16/2025	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"/>
\$10,700	Land	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,700	Land Non Res (3)	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$10,700	Total	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,700	Total Non Res (3)	\$10,700	\$10,700	\$10,700	\$10,700	\$10,700

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
11	A		0	0.1600	2.36	\$28.200	\$66,552	\$10,648	0%	1.0000	0.00	0.00	100.00	\$10,650

128 W SPRING ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	WELLS CO BOARD O		WD	/		I

620, Exempt, County

BLUFFTON COM/IND SOU 1/2

Notes

Land Computations

Calculated Acreage	0.16
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$10,700
Total Value	\$10,700

