

90-08-04-518-035.000-004

OSBORN, CHARLES L/G ANN

525 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-518-035.000-004

Local Parcel Number

0100747200

Tax ID:**Routing Number**

M04.01 R45

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 200643-004

BLUFFTON AVERAGE 150

Section/Plat

4L

Location Address (1)

525 S MAIN

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

BLUFFTON 200643 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

OSBORN, CHARLES L/G ANN

525 S MAIN ST

BLUFFTON, IN 46714

525 S MAIN

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BLUFFTON AVERAGE 150/ 1/2

Notes**Transfer of Ownership**

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

08/28/1991 OSBORN, CHARLES 0 WD 126/384 |

01/01/1900 MOORE, GEO/MICHE WD / |

Legal

SS 23-26-12

N/3

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					
County	03/05/2025		As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	Indiana Cost Mod		Valuation Method	Indiana Cost Mod				
Township	1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP			Notice Required	<input type="checkbox"/>				
District 004 (Local 004)	\$18,200		Land	\$18,200	\$18,200	\$18,200	\$10,800	\$10,800
BLUFFTON CITY-HARRISON TOW	\$18,200		Land Res (1)	\$18,200	\$18,200	\$18,200	\$10,800	\$10,800
School Corp 8445	\$0		Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
M.S.D. BLUFFTON-HARRISON	\$0		Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Neighborhood 200643-004	\$176,400		Improvement	\$176,400	\$181,500	\$165,500	\$151,600	\$134,700
BLUFFTON AVERAGE 150	\$176,400		Imp Res (1)	\$176,400	\$181,500	\$165,500	\$151,600	\$134,700
	\$0		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$0		Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$194,600		Total	\$194,600	\$199,700	\$183,700	\$162,400	\$145,500
			Total Res (1)	\$194,600	\$199,700	\$183,700	\$162,400	\$145,500
			Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
			Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 52' X 151', CI 52' X 151')

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		50	50x141	0.98	\$370		\$363	18.150	0%	1.0000	100.00	0.00	\$18,150

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
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	\$18,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,200

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

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BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2 1/2
 Style 64 Two Story - Before
 Finished Area 2419 sqft
 Make

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Floor Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Wall Finish
 Asphalt Slate Tile
 Wood Shingle Other

Roofing
 Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	70	\$7,800
Porch, Enclosed Masonry	204	\$15,000
Porch, Open Masonry	201	\$10,500
Wood Deck	98	\$2,800
Porch, Enclosed Frame	28	\$4,800
Porch, Open Frame	5	\$3,400
Porch, Open Frame	156	\$8,300

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1264	1264	\$122,700	
2	1Fr	661	661	\$40,900	
3					
4					
1/4					
1/2	1Fr	494	494	\$26,200	
3/4					
Attic					
Bsmt		247	0	\$19,000	
Crawl		1017	0	\$7,700	
Slab					
					Total Base \$216,500
Adjustments					1 Row Type Adj. x 1.00 \$216,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1264 2:661 \$5,900
No Elec (-)					\$0
Plumbing (+ / -)					8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$224,800
					Sub-Total, 1 Units
Exterior Features (+)					\$52,600 \$277,400
Garages (+) 0 sqft					\$0 \$277,400
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
					Replacement Cost \$252,989

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 1/2	Wood Fr	C-1	1900	1975	50 A		0.96		2,666 sqft	\$252,989	35%	\$164,440	0%	100%	1.410	0.710	100.00	0.00	0.00	\$164,600
2: Detached Garage	1	Wood Fr	C	1955	1955	70 A	\$44.13	0.96	\$42.36	20'x24'	\$20,335	42%	\$11,790	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,800

Total all pages

\$176,400

Total this page

\$176,400