

90-08-04-504-008.000-004

General Information

Parcel Number
90-08-04-504-008.000-004

Local Parcel Number
0100733201

Tax ID:

Routing Number
M04.01 R11

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)
922 S MAIN
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

MCCORKLE, RANDY/ROBIN

Ownership

McCorkle, Randy/Robin
922 S Main St
Bluffton, IN 46714-3613

Legal

ARNOLDS 11
ARNOLDS 12



922 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/05/2001	McCorkle, Randy/Robi		WD	138/538		I
08/12/1997	CALE, STEVE J/VICKI	0	QC	133/221		I
02/07/1997	CALE, STEVE J/GER	0	WD	132/591		I
01/01/1900	ASCHLIMAN, JOHN		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

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
02/27/2025	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$24,000	Land	\$24,000	\$24,000	\$24,000	\$16,200	\$16,200
\$24,000	Land Res (1)	\$24,000	\$24,000	\$24,000	\$16,200	\$16,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$173,700	Improvement	\$173,700	\$181,400	\$161,600	\$155,600	\$137,600
\$173,700	Imp Res (1)	\$173,700	\$181,400	\$161,600	\$155,600	\$137,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$197,700	Total	\$197,700	\$205,400	\$185,600	\$171,800	\$153,800
\$197,700	Total Res (1)	\$197,700	\$205,400	\$185,600	\$171,800	\$153,800
\$0	Total Non Res (2)	\$0	\$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		120	120x140	1.03	<u>\$193.75</u>	\$200	\$24,000	0%	1.0000	100.00	0.00	0.00	\$24,000

Land Computations

Calculated Acreage	0.39
Actual Frontage	120
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.39
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	0.39
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	\$24,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$24,000

BLUFFTON AVERAGE 132/ 1/2

Notes

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 3/4

Style

64 Two Story - Before

Finished Area

2494 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

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

Accommodations

Bedrooms

4

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

10

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☒ Metal

☐ Asphalt

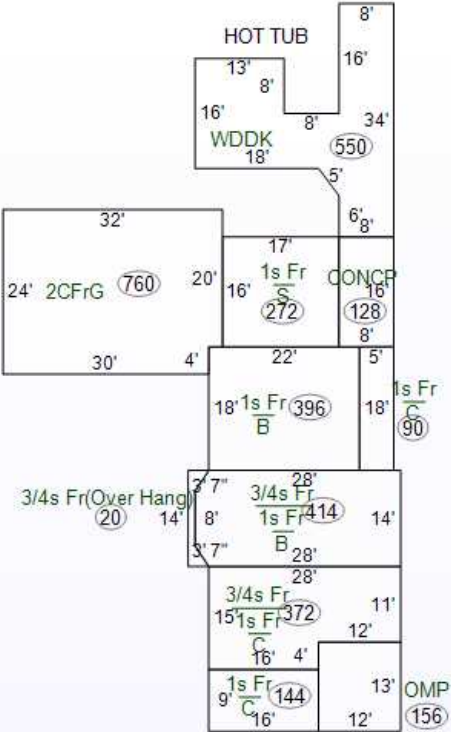
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Masonry	156	\$8,800
Patio, Concrete	128	\$1,000
Wood Deck	550	\$11,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1688	1688	\$147,400
2				
3				
4				
1/4				
1/2				
3/4	1Fr	806	806	\$40,900
Attic				
Bsmt		810	0	\$30,600
Crawl		606	0	\$6,300
Slab		272	0	\$0
Total Base				\$225,200
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1688 3/4:806
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$233,800
Sub-Total, 1 Units				
Exterior Features (+)				\$21,100
Garages (+) 760 sqft				\$29,000
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
Replacement Cost				\$258,917

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
1: Single-Family	1 3/4	Wood Fr	C-1	1900	1980	45	A			0.96		3,304 sqft	\$258,917	30%	\$181,240	0%	100%	1.350	0.710	100.00	0.00