

90-08-04-511-023.000-004

General Information

Parcel Number
90-08-04-511-023.000-004

Local Parcel Number
0100762700

Tax ID:

Routing Number
M03.06 R66

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)
119 E ARNOLD
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

Mechling, Hansen J

Ownership

Mechling, Hansen J
119 E Arnold St
Bluffton, IN 46714

Legal

T S 30-26-12
LOT 30 E 64.9'



119 E ARNOLD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/02/2016	Mechling, Hansen J	204098	WR	156/178	\$74,225	I
06/03/2011	Wenger, Andrea N	178070	WD	150/324	\$73,500	I
06/20/2001	SCHWARTZ, RICK E/		WD	138/485	\$72,500	I
04/13/1992	FRAUHIGER, GRANT	0	WD	/		I
01/01/1900	FROM BUCHER (CO		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
02/16/2025	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$12,700	Land	\$12,700	\$12,700	\$12,700	\$7,900	\$7,900
\$12,700	Land Res (1)	\$12,700	\$12,700	\$12,700	\$7,900	\$7,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$88,800	Improvement	\$88,800	\$93,300	\$84,700	\$77,100	\$68,600
\$88,800	Imp Res (1)	\$88,800	\$93,100	\$84,500	\$76,900	\$68,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$200	\$200	\$200	\$200
\$101,500	Total	\$101,500	\$106,000	\$97,400	\$85,000	\$76,500
\$101,500	Total Res (1)	\$101,500	\$105,800	\$97,200	\$84,800	\$76,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$200	\$200	\$200	\$200

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		65	64x63	0.64	\$310.94	\$199	\$12,736	0%	1.0000	100.00	0.00	0.00	\$12,740

Land Computations

Calculated Acreage	0.09
Actual Frontage	65
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$12,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,700

BLUFFTON AVERAGE 150/ 1/2

Notes

General Information

Occupancy Single-Family
Description Single-Family
Story Height 2
Style 64 Two Story - Before
Finished Area 1513 sqft
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
Porch, Open Frame	180	\$9,200
Patio, Concrete	368	\$2,700
Patio, Concrete	419	\$2,900

Plumbing

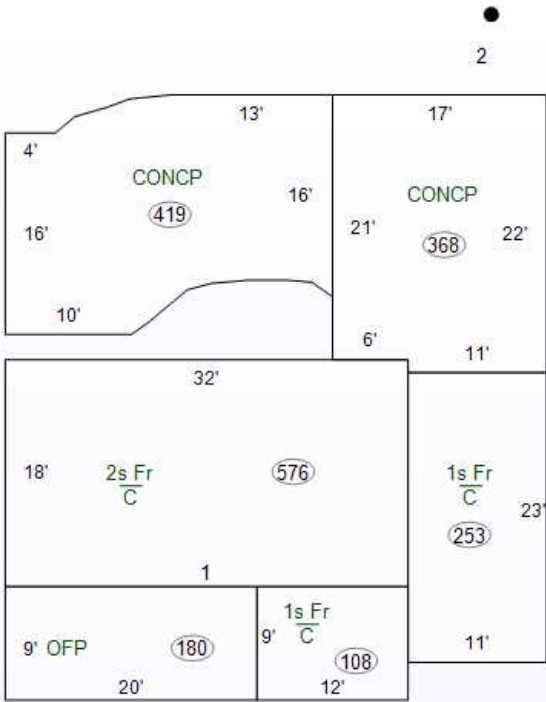
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	937	937	\$99,000	
2	1Fr	576	576	\$38,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		937	0	\$7,300	
Slab					

Total Base \$144,500

Adjustments 1 Row Type Adj. x 1.00 \$144,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$146,900

Sub-Total, 1 Units

Exterior Features (+)	\$14,800	\$161,700
Garages (+) 0 sqft	\$0	\$161,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.96	

Replacement Cost \$147,470

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	Wood Fr	C-1	1900	1970	55 A		0.96		1,513 sqft	\$147,470	40%	\$88,480	0%	100%	1.410	0.710	100.00	0.00	0.00	\$88,600
2: Utility Shed	1	SV	C	1980	1980	45 A		0.96		8'x10'		65%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200