

90-08-04-400-039.000-004

General Information

Parcel Number  
90-08-04-400-039.000-004

Local Parcel Number  
0100928200

Tax ID:

Routing Number  
M04.01 R06

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  
4P

Location Address (1)  
1020 S MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
N/A

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

GIBBS, KANDRES R

Ownership

GIBBS, KANDRES R  
1020 S MAIN  
BLUFFTON, IN 46714

Legal

04-26-12 .160 WIECKINGS ADD.  
PT SW SE 50' N OF LOT 1  
1020 S MAIN ST



1020 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/05/2009	GIBBS, KANDRES R	167397	TD	148/253	\$59,000	I
04/20/1992	KREIGH, EVERETT A/	0	WD	127/15		I
04/20/1990	W.D.	0	WD	125/24		I
01/03/1990	SEC OF HOUSING &	0	WD	124/745		I
01/01/1900	MORTGAGE CONNE		WD	/		I

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
02/25/2025	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"/>
\$19,100	Land	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$19,100	Land Res (1)	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$111,600	Improvement	\$111,600	\$94,300	\$84,600	\$81,800	\$72,500
\$111,600	Imp Res (1)	\$111,600	\$94,300	\$84,600	\$81,800	\$72,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$130,700	Total	\$130,700	\$113,400	\$103,700	\$93,200	\$83,900
\$130,700	Total Res (1)	\$130,700	\$113,400	\$103,700	\$93,200	\$83,900
\$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		0	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

BLUFFTON AVERAGE 132/ 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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

42 One Story Older St

Finished Area

1328 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☐ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

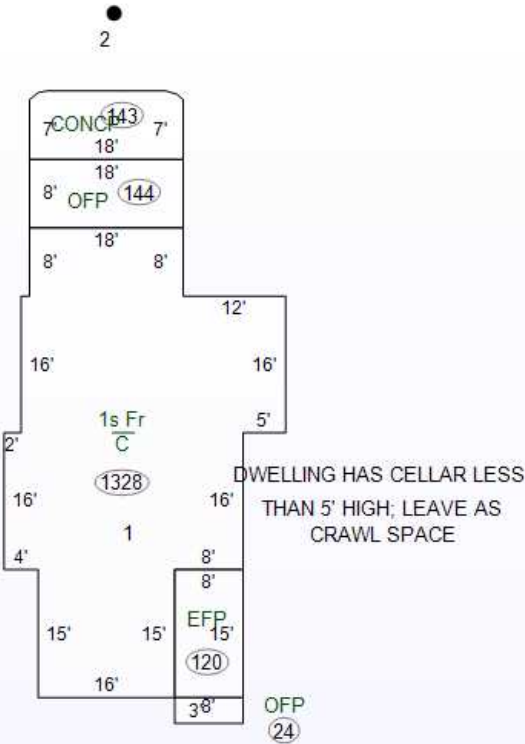
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	120	\$10,600
Porch, Open Frame	24	\$3,400
Porch, Open Frame	144	\$8,300
Patio, Concrete	143	\$1,200



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1328	1328	\$125,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1328	0	\$8,900	
Slab					
				Total Base	\$134,400
Adjustments				1 Row Type Adj. x 1.00	\$134,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1328	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$138,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$23,500	\$162,300
Garages (+) 0 sqft				\$0	\$162,300
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.96	
				Replacement Cost	\$140,227

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	D+2	1870	1965	60 A		0.96		1,328 sqft	\$140,227	45%	\$77,120	0%	100%	1.350	1.000	100.00	0.00	0.00	\$104,100
2: Detached Garage	1	Wood Fr	D	1967	1967	58 A	\$55.64	0.96	\$42.73	16'x20'	\$13,674	45%	\$7,520	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,500