

90-08-04-505-099.000-004

General Information

Parcel Number  
90-08-04-505-099.000-004

Local Parcel Number  
0100782900

Tax ID:

Routing Number  
M04.01 R72

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  
4P

Location Address (1)  
1025 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

KING, CHARLES D/TAMARA R

Ownership

KING, CHARLES D/TAMARA R  
1025 S MAIN ST  
BLUFFTON, IN 46714

Legal

TS 170 00-26-12



1025 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	KING, CHARLES D/TA		WD		/		I

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes

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	Misc	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$20,900	Land	\$20,900	\$20,900	\$20,900	\$13,000	\$13,000
\$20,900	Land Res (1)	\$20,900	\$20,900	\$20,900	\$13,000	\$13,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$166,300	Improvement	\$166,300	\$139,300	\$127,500	\$117,700	\$104,200
\$166,300	Imp Res (1)	\$166,300	\$139,300	\$127,500	\$117,700	\$104,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$187,200	Total	\$187,200	\$160,200	\$148,400	\$130,700	\$117,200
\$187,200	Total Res (1)	\$187,200	\$160,200	\$148,400	\$130,700	\$117,200
\$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 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		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	100.00	0.00	0.00	\$20,890

Land Computations

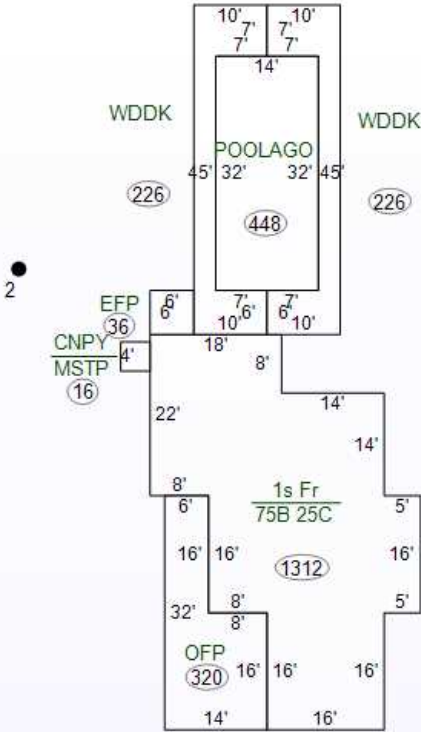
Calculated Acreage	0.24
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.24
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
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	\$20,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,900

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information			Plumbing		
Occupancy	Single-Family			#	TF
Description	Single-Family		Full Bath	1	3
Story Height	1		Half Bath	0	0
Style	42 One Story Older St		Kitchen Sinks	1	1
Finished Area	1312 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	3	5
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		Accommodations		
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet		Bedrooms	2	
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished		Living Rooms	1	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		Dining Rooms	0	
<input type="checkbox"/> Parquet			Family Rooms	0	
Wall Finish			Total Rooms	6	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		Heat Type		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		Central Warm Air		
<input type="checkbox"/> Fiberboard					
Roofing					
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other				
Exterior Features					
Description			Area	Value	
Porch, Open Frame			320	\$14,600	
Porch, Enclosed Frame			36	\$4,800	
Stoop, Masonry			16	\$1,800	
Canopy, Shed Type			16	\$400	
Wood Deck			226	\$5,000	
Wood Deck			226	\$5,000	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1312	1312	\$124,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		984	0	\$34,100	
Crawl		328	0	\$4,600	
Slab					
		Total Base			\$163,000
Adjustments	1 Row Type Adj. x 1.00				\$163,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1312	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$167,400
Sub-Total, 1 Units					
Exterior Features (+)				\$31,600	\$199,000
Garages (+) 0 sqft				\$0	\$199,000
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
Replacement Cost					\$171,936

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	1900	1980	45	A		0.96		2,296 sqft	\$171,936	38%	\$106,600	0%	100%	1.410	1.000	100.00	0.00	0.00	\$150,300
2: Detached Garage	1	Wood Fr	D	1997	1997	28	A	\$38.62	0.96	\$29.66	17'x44'	\$22,186	28%	\$15,970	0%	100%	1.000	1.000	100.00	0.00	0.00	\$16,000
3: Pool, Above Ground (Oval)	1	SV	C	2001	2001	24	A		0.96		14'x32'		85%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$0