

90-08-04-400-004.000-004

General Information

Parcel Number
90-08-04-400-004.000-004

Local Parcel Number
0100662200

Tax ID:

Routing Number
M04.01 R23

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
4L

Location Address (1)
712 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

BRODERICK, CHRISTOPHER M/

Ownership

BRODERICK, CHRISTOPHER M/JINN
712 S MAIN
BLUFFTON, IN 46714

Legal

PT. NWSE W OF LOT 27 TOWNLEY SOUTH 0.26A
(4-L)



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"/>
\$21,600	Land	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700
\$21,600	Land Res (1)	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$162,000	Improvement	\$162,000	\$166,900	\$149,500	\$144,400	\$127,600
\$162,000	Imp Res (1)	\$162,000	\$166,900	\$149,500	\$144,200	\$127,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$200	\$200
\$183,600	Total	\$183,600	\$188,500	\$171,100	\$158,100	\$141,300
\$183,600	Total Res (1)	\$183,600	\$188,500	\$171,100	\$157,900	\$141,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$200	\$200

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		70	70x147	1.05	<u>\$292.86</u>	\$308	\$21,560	0%	1.0000	100.00	0.00	0.00	\$21,560

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/08/2005	BRODERICK, CHRIST	143927	WD	143/328	\$92,500	I
08/16/1996	BERTSCH, LEONARD	0	QC	132/4		I
01/01/1900	FROM GEHRIG .222		WD	/		I

Res

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.24
Actual Frontage	70
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	\$21,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,600

General Information

Occupancy Single-Family
Description Single-Family
Story Height 2
Style 64 Two Story - Before
Finished Area 2500 sqft
Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	216	\$15,000
Porch, Open Frame	112	\$6,300

Plumbing

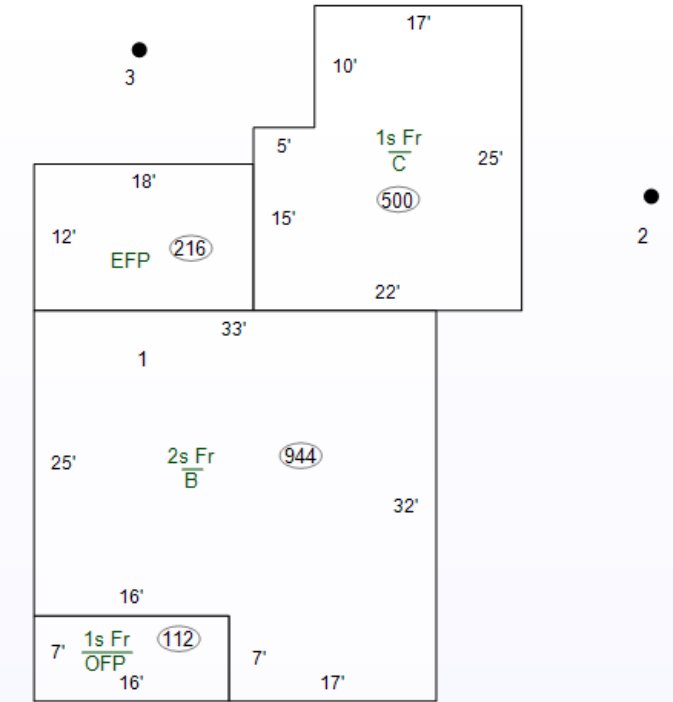
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1444	1444	\$131,800	
2	1Fr	1056	1056	\$53,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		944	0	\$33,600	
Crawl		500	0	\$5,700	
Slab					

Total Base \$224,800

Adjustments 1 Row Type Adj. x 1.00 \$224,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1444 2:1056	\$6,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$234,000

Sub-Total, 1 Units

Exterior Features (+)	\$21,300	\$255,300
Garages (+) 0 sqft	\$0	\$255,300
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	
Replacement Cost		\$245,088

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	1880	1975	50 A		0.96		3,444 sqft	\$245,088	35%	\$159,310	0%	100%	1.350	0.710	100.00	0.00	0.00	\$152,700
2: Detached Garage	1	Wood Fr	D	1960	1960	65 A	\$44.13	0.96	\$33.89	14'x36'	\$17,081	47%	\$9,050	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,100
3: Utility Shed	1	SV	D	1985	1985	40 A		0.96		9'x9'		65%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200