

90-08-04-505-119.000-004

General Information

Parcel Number
90-08-04-505-119.000-004

Local Parcel Number
0100820300

Tax ID:

Routing Number
M04.01 R67

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)
921 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Chacon, Adryan J

Ownership

Chacon, Adryan J
921 S Main
Bluffton, IN 46714

Legal

TS 119 00-26-12



921 S MAIN

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|----------------------|----------|------|-----------|----------------|-----|
| 03/30/2021 | Chacon, Adryan J | 20211458 | WR | / | \$87,500 | I |
| 12/01/2017 | Jump, Andrew C/Eliza | 20172140 | WR | / | \$61,300 | I |
| 08/22/2006 | JUMP, BERNARD C/S | 151681 | WD | 145/30 | \$61,300 | I |
| 04/29/2002 | MASON, RICHARD H | 120929 | WD | 139/555 | | I |
| 01/01/1900 | MASON, WARD L/NA | | WD | / | | I |

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes

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"/> |
| \$21,000 | Land | \$21,000 | \$21,000 | \$21,000 | \$13,000 | \$13,000 |
| \$21,000 | Land Res (1) | \$21,000 | \$21,000 | \$21,000 | \$13,000 | \$13,000 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$134,200 | Improvement | \$134,200 | \$111,300 | \$103,200 | \$95,500 | \$84,600 |
| \$134,200 | Imp Res (1) | \$134,200 | \$111,300 | \$103,200 | \$95,500 | \$84,600 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$155,200 | Total | \$155,200 | \$132,300 | \$124,200 | \$108,500 | \$97,600 |
| \$155,200 | Total Res (1) | \$155,200 | \$132,300 | \$124,200 | \$108,500 | \$97,600 |
| \$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 | | 63 | 63x170 | 1.06 | \$314.29 | \$333 | \$20,979 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$20,980 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.25 |
| Actual Frontage | 63 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.25 |
| 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 | 0.25 |
| 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 | \$21,000 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$21,000 |

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

BLUFFTON AVERAGE 150/ 2/2