

90-08-04-505-134.000-004

General Information

Parcel Number
90-08-04-505-134.000-004

Local Parcel Number
0100867600

Tax ID:

Routing Number
M04.01 R73

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)
1029 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Boots, Shane M/Megan M

Ownership

Boots, Shane M/Megan M
1029 S Main
Bluffton, IN 46714

Legal

TOWNLEY SOUTH LOT 171 (4-P)

1029 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/22/2011	Boots, Shane M/Mega	179517	WD	150/636	\$157,500	I
02/17/2004	WEINSTOCK, DANIEL	136741	WD	141/787	\$112,000	I
01/01/1900	REIDENBACH, BONNI		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"/>
\$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
\$250,400	Improvement	\$250,400	\$248,300	\$225,300	\$205,100	\$182,200
\$250,400	Imp Res (1)	\$250,400	\$248,300	\$225,300	\$205,100	\$182,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$271,300	Total	\$271,300	\$269,200	\$246,200	\$218,100	\$195,200
\$271,300	Total Res (1)	\$271,300	\$269,200	\$246,200	\$218,100	\$195,200
\$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 Owner

Collector 09/17/2024 Nexus

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	2824 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<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
Wood Deck	12	\$1,200
Wood Deck	206	\$4,600
Porch, Open Frame	56	\$4,300
Wood Deck	88	\$2,800

Plumbing

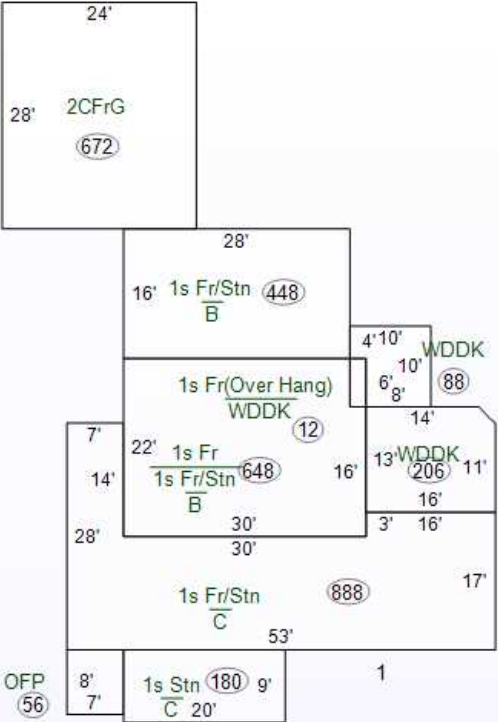
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	7	14

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	2164	2164	\$182,900	
2	1Fr	660	660	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1096	0	\$36,900	
Crawl		1068	0	\$7,900	
Slab					

Total Base \$268,600

Adjustments 1 Row Type Adj. x 1.00 \$268,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:592	\$6,700
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1 PO:1	\$6,100
No Heating (-)		\$0
A/C (+)	1:2164 2:660	\$7,800
No Elec (-)		\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800	\$7,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$296,400

Sub-Total, 1 Units

Exterior Features (+)	\$12,900	\$309,300
Garages (+) 672 sqft	\$26,000	\$335,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.96

Replacement Cost \$337,982

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	2/6 Maso	C+1	1900	1990	35	A			0.96		3,920 sqft	\$337,982	26%	\$250,110	0%	100%	1.410	0.710	100.00	0.00	0.00	\$250,400