

90-08-04-504-023.000-004

Schwartz, Christopher / Naundu

824 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

**General Information****Parcel Number**

90-08-04-504-023.000-004

**Local Parcel Number**

0100891100

**Tax ID:****Ownership**

Schwartz, Christopher / Naundus

3079 N 450 E

Bluffton, IN 46714

**Transfer of Ownership****Date**    **Owner**    **Doc ID**    **Code**    **Book/Page**    **Adj Sale Price**    **V/I**

08/20/2001	Schwartz, Christopher	TD	138/687	/		
11/29/2000	SHEPHERD, WILLIAM	WD	137/834	/		
09/25/1985	SHEPHERD, WILLIAM	0	WD	/		
01/01/1900	EASEMENT TO THO	WD	/			

**Notes****Routing Number**

M04.01 R16

**Property Class 510**

1 Family Dwell - Platted Lot

**Year: 2025****Res****Valuation Records (Work In Progress values are not certified values and are subject to change)****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**

04

**Location Address (1)**

824 S MAIN

BLUFFTON, IN 46714

	2025	Assessment Year	2025	2024	2023	2022	2021
	WIP	Reason For Change	AA	AA	AA	AA	AA
	03/04/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
<b>Indiana Cost Mod</b>		Indiana Cost Mod					
<b>1.0000</b>		1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>		<input type="checkbox"/>					
<b>Land</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$11,400</b>	<b>\$11,400</b>
Land Res (1)	\$19,100	\$19,100	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$131,700</b>	<b>\$131,700</b>	<b>\$154,100</b>	<b>\$137,300</b>	<b>\$132,200</b>	<b>\$117,000</b>	
Imp Res (1)	\$131,700	\$131,700	\$154,100	\$137,300	\$132,200	\$117,000	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total</b>	<b>\$150,800</b>	<b>\$150,800</b>	<b>\$173,200</b>	<b>\$156,400</b>	<b>\$143,600</b>	<b>\$128,400</b>	
Total Res (1)	\$150,800	\$150,800	\$173,200	\$156,400	\$143,600	\$128,400	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	

**Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')****Zoning**

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		50	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

**Subdivision****Lot****Market Model**

BLUFFTON 200543 HOUSETYPE

**Land Computations**

Calculated Acreage 0.16

Actual Frontage 50

Developer Discount 

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**Characteristics****Topography** **Flood Hazard**Level **Public Utilities** **ERA**All **Streets or Roads** **TIF**Paved, Sidewalk **Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2024

Review Group 2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

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BLUFFTON AVERAGE 132/ 2/2

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2 1/2  
 Style 64 Two Story - Before  
 Finished Area 3096 sqft  
 Make

**Plumbing****Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Accommodations****Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Heat Type****Roofing**

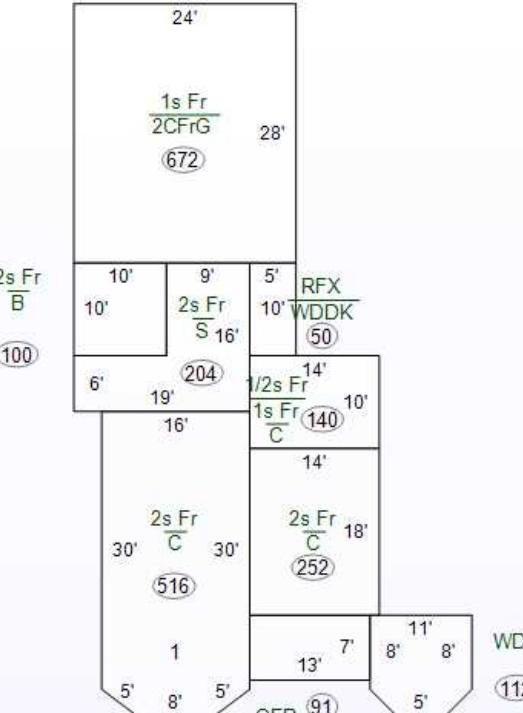
Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	91	\$6,300
Wood Deck	50	\$1,700
Canopy, Roof Extension	50	\$1,000
Patio, Treated Pine	112	\$800

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1212	1212	\$117,700	
2	1Fr	1744	1744	\$78,000	
3					
4					
1/4					
1/2	1Fr	140	140	\$14,000	
3/4					
Attic					
Bsmt		100	0	\$16,400	
Crawl		908	0	\$7,200	
Slab		204	0	\$0	
					Total Base \$233,300
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$233,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
					<b>Sub-Total, One Unit \$235,700</b>
					<b>Sub-Total, 1 Units</b>
Exterior Features (+)					\$245,500
Garages (+) 672 sqft					\$271,500
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.96
					<b>Replacement Cost \$260,640</b>

**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 1/2	Wood Fr	C	1900	1980	45 F		0.96		3,196 sqft	\$260,640	38%	\$161,600	0%	85%	1.350	0.710	100.00	0.00	0.00	\$131,700

Total all pages

\$131,700

Total this page

\$131,700