

90-08-04-516-019.000-004

General Information

Parcel Number
90-08-04-516-019.000-004

Local Parcel Number
0100715900

Tax ID:

Routing Number
M04.09 R231

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Wells

Township
HARRISON TOWNSHIP

District 004 (Local 004)
BLUFFTON CITY-HARRISON TOWNSHIP

School Corp 8445
M.S.D. BLUFFTON-HARRISON

Neighborhood 200643-004
BLUFFTON AVERAGE 150

Section/Plat
4L

Location Address (1)
111 W WILEY
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

Rittmeyer, Kyle W

Ownership

Rittmeyer, Kyle W
111 W Wiley Ave
Bluffton, IN 46714

Legal

TOWNLEY & SILVERS LOT 48 (4-L)



111 W WILEY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/30/2024	Rittmeyer, Kyle W	20242554	WR	/	\$185,000	I
01/31/2007	MAYNARD, JOHN B/B	154733	WD	145/686	\$70,000	I
07/16/2001	BRUMBAUGH, HERM		RD	138/568		I
01/01/1900	ELLIOTT, KENNETH		WD	/		I

510, 1 Family Dwell - Platted Lot

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"/>
\$19,400	Land	\$19,400	\$19,400	\$19,400	\$11,900	\$11,900
\$19,400	Land Res (1)	\$19,400	\$19,400	\$19,400	\$11,900	\$11,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$140,400	Improvement	\$140,400	\$130,500	\$119,600	\$111,200	\$98,800
\$140,400	Imp Res (1)	\$140,400	\$130,500	\$119,600	\$111,200	\$98,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$159,800	Total	\$159,800	\$149,900	\$139,000	\$123,100	\$110,700
\$159,800	Total Res (1)	\$159,800	\$149,900	\$139,000	\$123,100	\$110,700
\$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		59	59x150	1.00	\$328.81	\$329	\$19,411	0%	1.0000	100.00	0.00	0.00	\$19,410

Land Computations

Calculated Acreage	0.20
Actual Frontage	59
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$19,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,400

BLUFFTON AVERAGE 150/ 1/2

Notes

