

90-08-04-511-025.000-004

General Information

Parcel Number  
90-08-04-511-025.000-004

Local Parcel Number  
0100768500

Tax ID:

Routing Number  
M04.01 R55

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  
04

Location Address (1)  
711 S MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200643 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

Anderson, Michael J/Rebecca J

Ownership

Anderson, Michael J/Rebecca J  
711 S Main  
Bluffton, IN 46714

Legal

TOWNLEY SOUTH LOT 27 (4-L) N 55'



711 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/18/2012	Anderson, Michael J/R	182627	WR	151/267	\$58,000	I
01/01/1900	Higman, Ralph K / Mar		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	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"/>
\$20,100	Land	\$20,100	\$20,100	\$20,100	\$12,200	\$12,200
\$20,100	Land Res (1)	\$20,100	\$20,100	\$20,100	\$12,200	\$12,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$144,600	Improvement	\$144,600	\$138,700	\$127,100	\$117,200	\$103,800
\$144,600	Imp Res (1)	\$144,600	\$138,700	\$127,100	\$115,900	\$102,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$1,300	\$1,100
\$164,700	Total	\$164,700	\$158,800	\$147,200	\$129,400	\$116,000
\$164,700	Total Res (1)	\$164,700	\$158,800	\$147,200	\$128,100	\$114,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$1,300	\$1,100

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		55	55x170	1.06	\$345.45	\$366	\$20,130	0%	1.0000	100.00	0.00	0.00	\$20,130

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.21
Actual Frontage	55
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.22
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	0.22
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	\$20,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,100

General Information	
Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	53 Partial Story - Befor
Finished Area	1832 sqft
Make	

Floor Finish	
<input type="checkbox"/> Earth	<input 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	

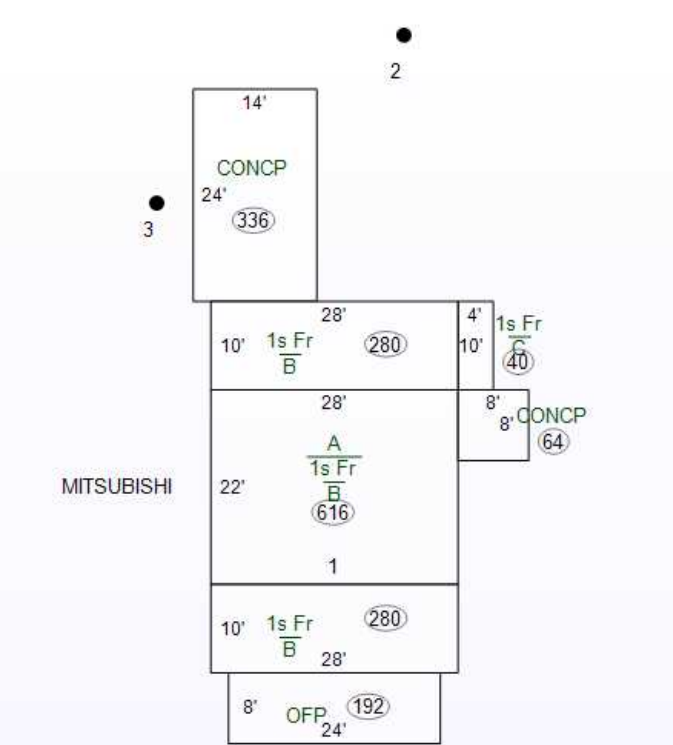
Roofing				
<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features		
Description	Area	Value
Patio, Concrete	64	\$600
Porch, Open Frame	192	\$10,100
Patio, Concrete	336	\$2,400

Plumbing			
	#	TF	
Full Bath	1	3	
Half Bath	0	0	
Kitchen Sinks	1	1	
Water Heaters	1	1	
Add Fixtures	1	1	
Total	4	6	

Accommodations	
Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Totals
1	1Fr	1216	1216	\$119,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic		616	616	\$16,500
Bsmt		1176	0	\$38,600
Crawl		40	0	\$3,200
Slab				

	Total Base	\$177,700
Adjustments	1 Row Type Adj. x 1.00	\$177,700

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

	Sub-Total, One Unit	\$178,500
	Sub-Total, 1 Units	
Exterior Features (+)	\$13,100	\$191,600
Garages (+) 0 sqft	\$0	\$191,600
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.96	
Replacement Cost		\$174,739

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	1	Wood Fr	C-1	1910	1965	60	A		0.96		3,008 sqft	\$174,739	40%	\$104,840	0%	100%	1.410	0.860	100.00	0.00	0.00	\$127,100
2: Detached Garage	1	Wood Fr	C	1967	1967	58	A	\$38.62	0.96	\$37.08	22'x33'	\$26,917	40%	\$16,150	0%	100%	1.000	1.000	100.00	0.00	0.00	\$16,200
3: Utility Shed	1		C	1900	1900	125	A	\$20.94	0.96	\$20.10	10'x18'	\$3,618	65%	\$1,270	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,300