

90-08-04-400-038.000-004

Grandlienard, Jared A/Rebecca J

636 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-400-038.000-004

Local Parcel Number

0100919900

Tax ID:**Routing Number**

M04.01 R24

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 200543-004

BLUFFTON AVERAGE 132

Section/Plat

4L

Location Address (1)

636 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200543 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

OwnershipGrandlienard, Jared A/Rebecca Jo
636 S Main St
Bluffton, IN 46714**636 S MAIN****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/17/2023	Grandlienard, Jared A/	20230493	WR	/	\$425,000	I
04/10/2000	CARNALL, ANDREW		0	WD	136/997	I
08/16/1996	DIESELBERG, DAVID/		0	WD	132/2,3,4	I
01/01/1900	GEHRIG, MARILYN VI			WD	/	I

Legal04-26-12 1.11A
PT NW SE
E OF LOTS 3-5 ARNOLDS**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
02/25/2025		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"/>
		Land	\$30,500	\$30,500	\$30,500	\$21,600	\$21,600
		Land Res (1)	\$27,500	\$27,500	\$27,500	\$19,500	\$19,500
		Land Non Res (2)	\$3,000	\$3,000	\$3,000	\$0	\$0
		Land Non Res (3)	\$0	\$0	\$0	\$2,100	\$2,100
		Improvement	\$408,600	\$388,800	\$351,200	\$300,400	\$269,500
		Imp Res (1)	\$408,600	\$388,800	\$351,200	\$298,800	\$268,500
		Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (3)	\$0	\$0	\$0	\$1,600	\$1,000
		Total	\$439,100	\$419,300	\$381,700	\$322,000	\$291,100
		Total Res (1)	\$436,100	\$416,300	\$378,700	\$318,300	\$288,000
		Total Non Res (2)	\$3,000	\$3,000	\$3,000	\$0	\$0
		Total Non Res (3)	\$0	\$0	\$0	\$3,700	\$3,100

Land Data (Standard Depth: Res 132', CI 132')

Base Lot: Res 54' X 127', CI 54' X 127')

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		161	165x295	1.20	\$154.55	\$185	\$30,525	0%	1.0000	90.00	10.00	0.00	\$30,530

Land Computations

Calculated Acreage	1.12
Actual Frontage	161
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.12
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	1.12
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	\$27,500
CAP 2 Value	\$3,000
CAP 3 Value	\$0
Total Value	\$30,500

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

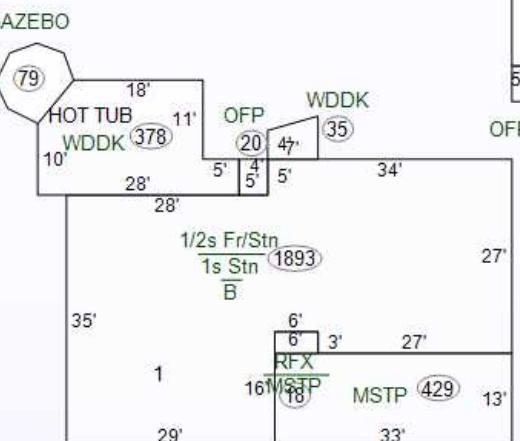
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	3
Story Height	1 1/2	Half Bath	1
Style	53 Partial Story - Before	Kitchen Sinks	1
Finished Area	5250 sqft	Water Heaters	1
Make		Add Fixtures	3
Floor Finish		Total	16

<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 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

Exterior Features		
Description	Area	Value
Stoop, Masonry	429	\$6,700
Stoop, Masonry	18	\$1,800
Canopy, Roof Extension	18	\$800
Wood Deck	35	\$1,200
Porch, Open Frame	20	\$3,400
Wood Deck	378	\$7,500



Specialty Plumbing		
Description	Count	Value

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	8	1893	1893	\$176,600	
2					
3					
4					
1/4					
1/2	92	1893	1893	\$62,400	
3/4					
Attic					
Bsmt		1893	1464	\$105,600	
Crawl					
Slab					
					Total Base
Adjustments					\$344,600
1 Row Type Adj. x 1.00					\$344,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			MS:1 MO:2		\$8,000
No Heating (-)					\$0
A/C (+)		1:1893	1/2:1893		\$7,800
No Elec (-)					\$0
Plumbing (+ / -)		16 – 5 = 11	x \$800		\$8,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$369,200
Sub-Total, 1 Units					
Exterior Features (+)			\$21,400		\$390,600
Garages (+) 0 sqft			\$0		\$390,600
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.96
Replacement Cost					\$393,725

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 1/2	4/6 Maso	C+1	1941	1990	35 A		0.96		5,679 sqft	\$393,725	26%	\$291,360	0%	100%	1.350	0.860	100.00	0.00	0.00	\$338,300
2: Detached Garage	1	Stone	C	1945	1945	80 A	\$39.94	0.96	\$38.34	29'x40'	\$124,413	45%	\$68,430	0%	100%	1.000	1.000	100.00	0.00	0.00	\$68,400
3: Gazebo	1		C	2015	2015	10 A	\$44.91	0.96	\$43.11	79 sqft	\$3,406	20%	\$2,720	50%	100%	1.000	1.000	100.00	0.00	0.00	\$1,400
4: Utility Shed	1	SV	C	2021	2021	4 A		0.96		10'x12'		15%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$500