

90-08-04-400-026.000-004

General Information

Parcel Number  
90-08-04-400-026.000-004

Local Parcel Number  
0100827900

Tax ID:

Routing Number  
M04.01 R43

Property Class 520 RENTAL  
2 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  
04

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography Flood Hazard  
High ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Fiechter Properties, LLC

Ownership

Fiechter Properties, LLC  
% BCG Capital, LLC  
107 W Wabash  
Bluffton, IN 46714

Legal

PORTION #4 04-26-12 .150A 4-L PT NW SE N  
OF LOT 23 SILVERS (LAND CONTRACT)



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
02/24/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
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"/>
\$12,100	Land	\$12,100	\$10,900	\$9,200	\$5,800	\$5,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$12,100	Land Non Res (2)	\$12,100	\$10,900	\$9,200	\$5,800	\$5,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$83,600	Improvement	\$83,600	\$84,800	\$63,400	\$64,400	\$49,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$83,600	Imp Non Res (2)	\$83,600	\$84,800	\$63,400	\$64,400	\$49,200
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$95,700	Total	\$95,700	\$95,700	\$72,600	\$70,200	\$54,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$95,700	Total Non Res (2)	\$95,700	\$95,700	\$72,600	\$70,200	\$54,200
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$0
CAP 2 Value	\$19,100
CAP 3 Value	\$0
Total Value	\$19,100

General Information

Occupancy	Duplex
Description	Duplex
Story Height	2
Style	87 Rental - Duplex
Finished Area	2135 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 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	35	\$1,200
Porch, Open Frame	104	\$6,300
Stoop, Masonry	40	\$2,300

Fiechter Properties, LLC

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

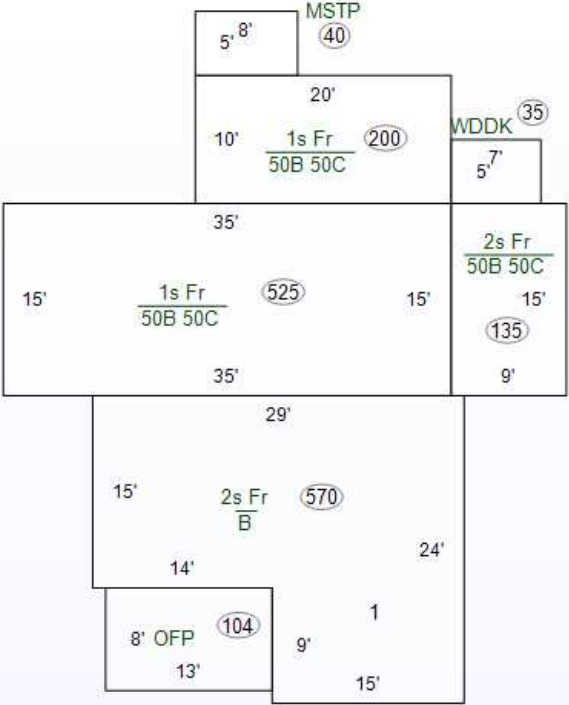
Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air

513 S MAIN



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1430	1430	\$130,500	
2	1Fr	705	705	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1000	0	\$34,600	
Crawl		430	0	\$5,300	
Slab					

Total Base \$212,900

Adjustments 1 Row Type Adj. x 1.00 \$212,900

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$221,700

Sub-Total, 1 Units

Exterior Features (+)	\$9,800	\$231,500
Garages (+) 0 sqft	\$0	\$231,500
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.96	

Replacement Cost \$211,128

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: Duplex	2	Wood Fr	C-1	1900	1975	50 A		0.96		3,135 sqft	\$211,128	35%	\$137,230	0%	100%	1.350	0.710	0.00	100.00	0.00	\$131,500