

90-08-04-505-002.000-004

General Information

Parcel Number  
90-08-04-505-002.000-004

Local Parcel Number  
0100645600

Tax ID:

Routing Number  
M04.01 R60

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  
04

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200643 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

Barton, Jamie/Regina

Ownership

Barton, Jamie/Regina  
809 S Main St  
Bluffton, IN 46714

Legal

TOWNLEY SOUTH 66 (4-P)



809 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/22/2017	Barton, Jamie/Regina	209302	WR	157/499	\$110,000	I
10/13/2011	Meyer, Kole A/Amy N	179804	WD	150/659	\$102,100	I
01/22/2009	LUNG, STEPHANIE L/	165199	QC	147/929		I
02/08/2005	CRICKENBERGER, S	142994	QC	143/92		I
08/31/2004	CRICKENBERGER, S	140376	WD	142/526	\$90,780	I
11/24/1993	SWANSON, PETER/C	0	WD	128/883,84		I

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"/>
\$21,000	Land	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
\$21,000	Land Res (1)	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$161,400	Improvement	\$161,400	\$169,900	\$154,200	\$140,400	\$124,800
\$161,400	Imp Res (1)	\$161,400	\$169,600	\$153,900	\$140,100	\$124,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$300	\$300	\$300	\$300
\$182,400	Total	\$182,400	\$190,900	\$175,200	\$153,400	\$137,800
\$182,400	Total Res (1)	\$182,400	\$190,600	\$174,900	\$153,100	\$137,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$300	\$300	\$300	\$300

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		63	63x170	1.06	\$314.29	\$333	\$20,979	0%	1.0000	100.00	0.00	0.00	\$20,980

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.25
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,000

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	2204 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	90	\$2,800
Canopy, Roof Extension	90	\$1,600
Wood Deck	306	\$6,300
Porch, Enclosed Frame	96	\$9,400

Plumbing

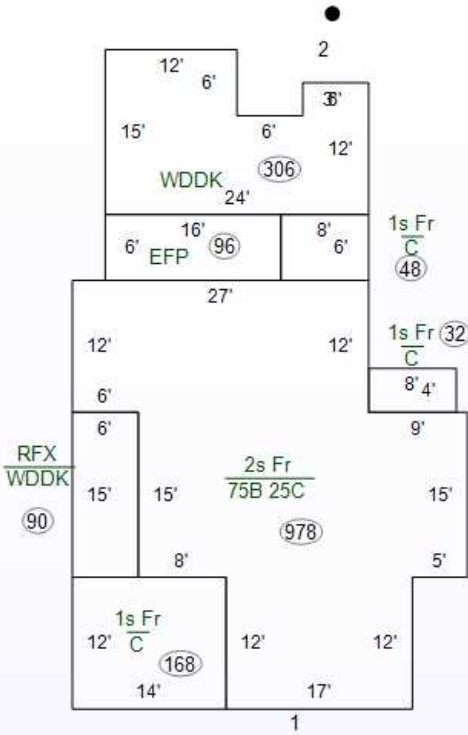
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1226	1226	\$119,400	
2	1Fr	978	978	\$51,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		734	0	\$29,100	
Crawl		492	0	\$5,700	
Slab					

	Total Base	\$205,400
--	------------	-----------

Adjustments	1 Row Type Adj. x 1.00	\$205,400
-------------	------------------------	-----------

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1226 2:978	\$6,200
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$219,300
--	---------------------	-----------

	Sub-Total, 1 Units	
--	--------------------	--

Exterior Features (+)	\$20,100	\$239,400
-----------------------	----------	-----------

Garages (+) 0 sqft	\$0	\$239,400
--------------------	-----	-----------

Quality and Design Factor (Grade)	1.00	
-----------------------------------	------	--

Location Multiplier	0.96	
---------------------	------	--

	Replacement Cost	\$229,824
--	------------------	-----------

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	Wood Fr	C	1900	1980	45 A		0.96		2,938 sqft	\$229,824	30%	\$160,880	0%	100%	1.410	0.710	100.00	0.00	0.00	\$161,100
2: Utility Shed	1	SV	C	1999	1999	26 A		0.96		12'x14'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$300