

90-08-04-516-027.000-004

General Information

Parcel Number
90-08-04-516-027.000-004

Local Parcel Number
0100781800

Tax ID:

Routing Number
M04.01 R27

Property Class 599
Other Residential Structures

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
4L

Location Address (1)
MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

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

WOOD, DENNIS R/SUSAN E

Ownership

WOOD, DENNIS R/SUSAN E
614 S MAIN ST
BLUFFTON, IN 46714

Legal

T & SS PT 104 00-26-12
S. 42.5'



MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/21/2005	WOOD, DENNIS R/SU	143607	WD	143/246	\$84,000	I
11/17/2004	RUPEL, TED M/LORR	141790	WD	142/839	\$78,750	I
01/06/2003	HARVEY, LARA LEE	126692	WD	140/397		I
09/30/1999	VANOVER, MICHAEL	0	WD	136/283		I
01/01/1900	FARLOW, TARA		WD	/		I

599, Other Residential Structures

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"/>
\$4,300	Land	\$4,300	\$4,300	\$4,300	\$2,500	\$2,500
\$4,300	Land Res (1)	\$4,300	\$4,300	\$4,300	\$2,500	\$2,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$20,700	Improvement	\$20,700	\$15,000	\$15,000	\$15,300	\$13,600
\$20,700	Imp Res (1)	\$20,700	\$15,000	\$15,000	\$15,300	\$13,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$25,000	Total	\$25,000	\$19,300	\$19,300	\$17,800	\$16,100
\$25,000	Total Res (1)	\$25,000	\$19,300	\$19,300	\$17,800	\$16,100
\$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
R	F		43	43x59x124	0.27	\$370	\$100	\$4,300	0%	1.0000	100.00	0.00	0.00	\$4,300

Land Computations

Calculated Acreage	0.06
Actual Frontage	43
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$4,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$4,300

BLUFFTON AVERAGE 150/ 1/2

Notes

General Information

Occupancy

Detached Garage

Description

Detached Garage

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

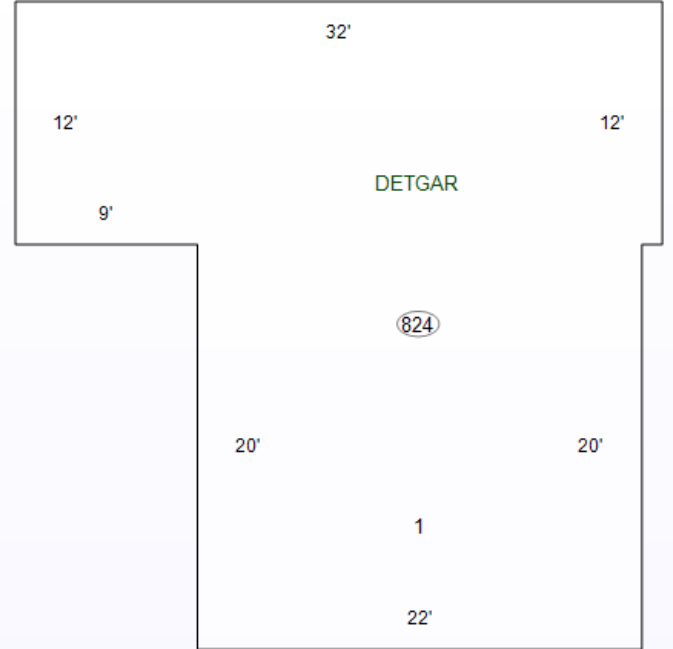
Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr

Base

Finish

Value

Totals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

Adjustments

Row Type Adj.

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

\$0

Sub-Total, 1 Units

Exterior Features (+)

\$0

\$0

Garages (+) 0 sqft

\$0

\$0

Quality and Design Factor (Grade)

1.00

Location Multiplier

0.96

Replacement Cost

\$29,593

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: Detached Garage	1	Wood Fr	C	1900	1980	45	A	\$37.41	0.96	\$35.91	12'x32'	\$29,593	30%	\$20,710	0%	100%	1.000	1.000	100.00	0.00	0.00	\$20,700