

90-08-04-505-053.000-004

Beeks, Anthony L

817 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-505-053.000-004

**Local Parcel Number**

0100729700

**Tax ID:****Routing Number**

M04.01 R61

**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)**

817 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200643 HOUSETYPE

**Characteristics****Topography**      **Flood Hazard**

Rolling

**Public Utilities**      **ERA**

All

**Streets or Roads**      **TIF**

Paved, Sidewalk

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

**Review Group** 2024**Data Source** External Only

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**Ownership**

Beeks, Anthony L

817 S Main St  
Bluffton, IN 46714**Transfer of Ownership****Date****Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

02/22/2016 Beeks, Anthony L

202740 WR

155/826

\$108,000 I

07/15/2015 Flowers, Terry D / Mar

199836 AS

155/95

I

01/01/1900 FLOWERS, TERRY D/

WD

/

I

**Legal**

TOWNLEY SOUTH LOT 67 (4-P)

**Notes****Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

2025

WIP

02/16/2025

Indiana Cost Mod

1.0000

HARRISON TOWNSHIP

\$21,000

\$21,000

\$0

\$0

\$182,700

\$182,700

\$0

\$0

\$203,700

\$203,700

\$0

\$0

Total Res (1)

\$203,700

Total Non Res (2)

\$0

Total Non Res (3)

\$0

\$203,700

\$198,200

\$182,700

\$161,200

\$148,200

\$131,900

\$131,800

\$0

\$0

\$100

\$100

\$144,900

\$144,800

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**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 1 1/2  
 Style 53 Partial Story - Before  
 Finished Area 2748 sqft  
 Make

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Roofing**

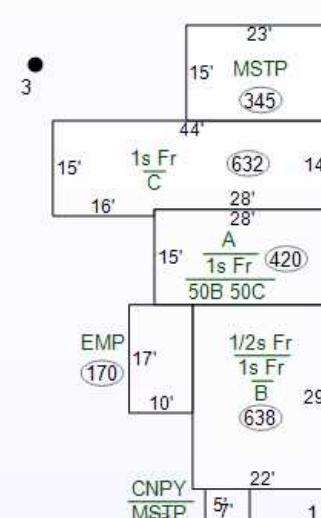
Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Masonry	170	\$13,900
Stoop, Masonry	35	\$1,800
Canopy, Shed Type	35	\$400
Stoop, Masonry	345	\$6,200

**Plumbing**

#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4
	8

**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1690	1690	\$147,400	
2					
3					
4					
1/4					
1/2	1Fr	638	638	\$31,400	
3/4					
Attic		420	420	\$12,500	
Bsmt		848	0	\$31,600	
Crawl		842	0	\$7,000	
Slab					
					<b>Total Base</b> \$229,900
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$229,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1690 A:420 1/2:638	\$6,400
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				<b>Sub-Total, One Unit</b>	\$238,700
				<b>Sub-Total, 1 Units</b>	
Exterior Features (+)				\$22,300	\$261,000
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
				<b>Replacement Cost</b>	\$225,504

**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	Wood Fr	D+2	1900	1980	45 A		0.96		3,596 sqft	\$225,504	38%	\$139,810	0%	100%	1.410	0.860	100.00	0.00	0.00	\$169,500	
2: Detached Garage	1	Wood Fr	D	1975	1975	50 A	\$38.62	0.96	\$29.66	26'x28'	\$21,593	40%	\$12,960	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,000	
3: Utility Shed	1	SV	D	2022	2022	3 A		0.96		8'x10'		15%			0%	100%	1.000	1.000	100.00	0.00	0.00	\$200

Total all pages

\$182,700

Total this page

\$182,700