

90-08-09-100-048.000-004

## State of Indiana INDOT

## MAIN

## 610, Exempt, State of Indiana

## BLUFFTON COM/IND SOU

1/2

## General Information

## Ownership

**Parcel Number**  
90-08-09-100-048.000-004

**Local Parcel Number**  
010-09526-02

Tax ID:

## Legal

(9-C) 3.477A ROW

**Routing Number**  
M05.07 R12

**Property Class 610**  
Exempt, State of Indiana

Year: 2025

2025

WIP

## Assessment Year

2025

AA

2024

AA

2023

AA

2022

AA

2021

AA

## Location Information

**County**

Wells

02/16/2025

**Township**

HARRISON TOWNSHIP

1.0000

**District 004 (Local 004 )**

BLUFFTON CITY-HARRISON TOW

\$0

**School Corp 8445**

M.S.D. BLUFFTON-HARRISON

\$0

**Neighborhood 203343-004**

BLUFFTON COM/IND SOUTH

\$0

**Section/Plat**

09

\$0

**Location Address (1)**

MAIN

BLUFFTON, IN 46714

\$0

\$0

\$0

## Land Data (Standard Depth: Res 120', CI 120')

Base Lot: Res 0' X 0', CI 0' X 0'

**Zoning**

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

82

A

0

3.477

1.00

\$2,390

\$2,390

\$8,310

-100%

1.0000

0.00

100.00

0.00

\$00

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

N/A

## Characteristics

**Topography****Flood Hazard**

Level

Public Utilities

All

Streets or Roads

Paved

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 07/26/2024

Nexus

Appraiser

## Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/22/2013	State of Indiana INDO	190795	WR	152/869	\$8,220	I
01/01/1900	Wells County 4-H Assn		WD	/		I

## Notes



## Exempt

## Valuation Records (Work In Progress values are not certified values and are subject to change)

	2025	Assessment Year	2025	2024	2023	2022	2021
<b>Reason For Change</b>		AA	AA	AA	AA	AA	AA
<b>As Of Date</b>		04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
<b>Valuation Method</b>	Indiana Cost Mod						
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
<b>Notice Required</b>	<input checked="" type="checkbox"/>						
<b>Land</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$9,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$9,700
<b>Improvement</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$9,700</b>
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$9,700

## Land Computations

Calculated Acreage	3.48
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.48
81 Legal Drain NV	0.00
82 Public Roads NV	3.48
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$0</b>

