

90-08-04-511-023.000-004

Mechling, Hansen J

119 E ARNOLD

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

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

90-08-04-511-023.000-004

**Local Parcel Number**

0100762700

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

M03.06 R66

**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**

4L

**Location Address (1)**

119 E ARNOLD

BLUFFTON, In 46714

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

BLUFFTON 200643 HOUSETYPE

**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

**Ownership****Legal**

119 E ARNOLD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/02/2016	Mechling, Hansen J	204098	WR	156/178	\$74,225	I
06/03/2011	Wenger, Andrea N	178070	WD	150/324	\$73,500	I
06/20/2001	SCHWARTZ, RICK E/		WD	138/485	\$72,500	I
04/13/1992	FRAUHIGER, GRANT	0	WD	/	/	I
01/01/1900	FROM BUCHER (CO		WD	/	/	I

**Notes****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	AA	AA	AA	AA	AA	AA
02/16/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
<b>Notice Required</b>	<input type="checkbox"/>					
<b>Land</b>	<b>\$12,700</b>	<b>\$12,700</b>	<b>\$12,700</b>	<b>\$12,700</b>	<b>\$7,900</b>	<b>\$7,900</b>
Land Res (1)	\$12,700	\$12,700	\$12,700	\$12,700	\$7,900	\$7,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$88,800</b>	<b>\$93,300</b>	<b>\$84,700</b>	<b>\$77,100</b>	<b>\$68,600</b>	
Imp Res (1)	\$88,800	\$93,100	\$84,500	\$76,900	\$68,400	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$200	\$200	\$200	\$200	
<b>Total</b>	<b>\$101,500</b>	<b>\$106,000</b>	<b>\$97,400</b>	<b>\$85,000</b>	<b>\$76,500</b>	
Total Res (1)	\$101,500	\$105,800	\$97,200	\$84,800	\$76,300	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$200	\$200	\$200	\$200	

**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		65	64x63	0.64	\$310.94	\$199	\$12,736	0%	1.0000	100.00	0.00	0.00	\$12,740

**Land Computations**

Calculated Acreage	0.09
Actual Frontage	65
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$12,700
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$12,700</b>

**Review Group**

2024

Data Source External Only

Collector 05/22/2024

Nexus

Appraiser

90-08-04-511-023.000-004

Mechling, Hansen J

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2  
 Style 64 Two Story - Before  
 Finished Area 1513 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, Open Frame	180	\$9,200
Patio, Concrete	368	\$2,700
Patio, Concrete	419	\$2,900

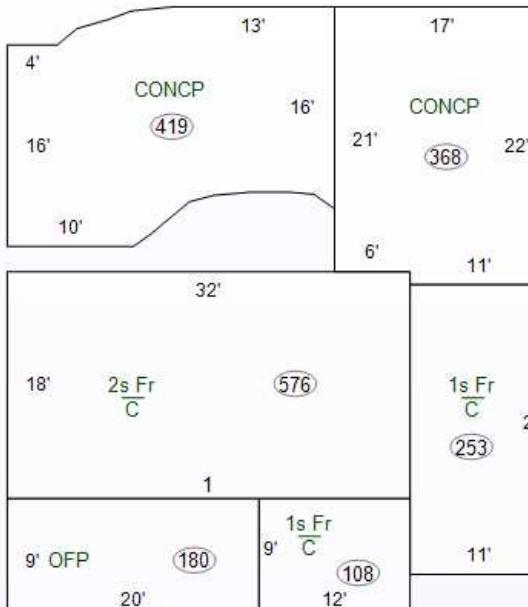
**Plumbing**

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

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BLUFFTON AVERAGE 150/ 2/2

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	937	937	\$99,000	
2	1Fr	576	576	\$38,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		937	0	\$7,300	
Slab					
					<b>Total Base</b> \$144,500
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$144,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				<b>Sub-Total, One Unit</b>	\$146,900
				<b>Sub-Total, 1 Units</b>	
Exterior Features (+)				\$14,800	\$161,700
Garages (+) 0 sqft					\$0
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.96
				<b>Replacement Cost</b>	\$147,470

**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-1	1900	1970	55 A		0.96		1,513 sqft	\$147,470	40%	\$88,480	0%	100%	1.410	0.710	100.00	0.00	0.00	\$88,600
2: Utility Shed	1	SV	C	1980	1980	45 A		0.96		8'x10'		65%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200

Total all pages

\$88,800

Total this page

\$88,800