

90-08-04-539-335.000-004

General Information

Parcel Number  
90-08-04-539-335.000-004

Local Parcel Number  
0100919200

Tax ID:

Routing Number  
M04.01 R36

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 200543-004  
BLUFFTON AVERAGE 132

Section/Plat  
04

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200543 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

Review Group 2024

Meeks, David M/Jennifer L

Ownership

Meeks, David M/Jennifer L  
412 S Main  
Bluffton, IN 46714

Legal

ORIG 199 00-26-12



412 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/13/2021	Meeks, David M/Jennif	20213124	WR	/	\$295,000	I
02/06/2014	Caffee, Lorren D/Mary	193099	WR	153/469	\$175,000	I
11/15/2000	Jackson, Priscilla A		WD	137/787		I
01/01/1900	JACKSON, THOMAS/		WD	/		I

510, 1 Family Dwell - Platted Lot

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	Misc	AA	AA
02/27/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$21,100	Land	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$21,100	Land Res (1)	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$283,700	Improvement	\$283,700	\$293,300	\$262,900	\$254,000	\$226,400
\$283,700	Imp Res (1)	\$283,700	\$292,300	\$261,900	\$251,900	\$224,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$1,000	\$1,000	\$2,100	\$1,900
\$304,800	Total	\$304,800	\$314,400	\$284,000	\$267,400	\$239,800
\$304,800	Total Res (1)	\$304,800	\$313,400	\$283,000	\$265,300	\$237,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$1,000	\$1,000	\$2,100	\$1,900

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')

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		70	70x140	1.03	<u>\$292.86</u>	\$302	\$21,140	0%	1.0000	100.00	0.00	0.00	\$21,140

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$21,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,100

BLUFFTON AVERAGE 132/ 1/2

Notes

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	3000 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" 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
Porch, Open Frame	48	\$4,300
Porch, Open Frame	24	\$3,400
Porch, Open Frame	279	\$13,200
Patio, Concrete	380	\$2,700
Porch, Open Frame	196	\$10,100

Plumbing

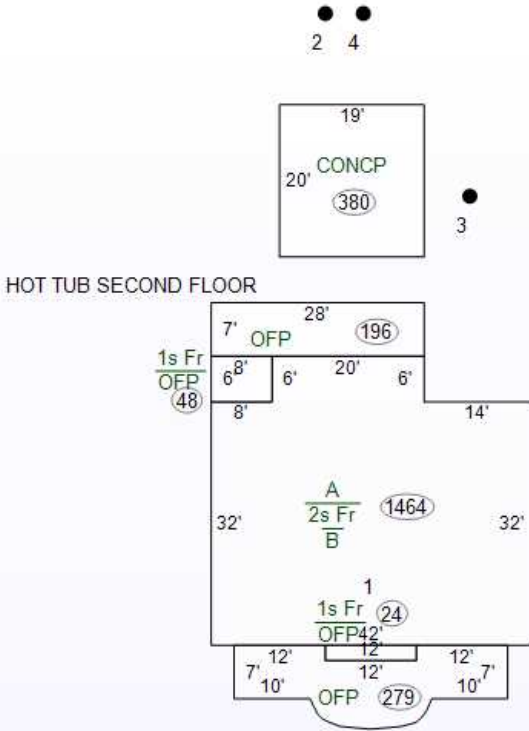
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1464	1464	\$133,200	
2	1Fr	1536	1536	\$70,000	
3					
4					
1/4					
1/2					
3/4					
Attic		1464	0	\$10,300	
Bsmt		1464	0	\$44,600	
Crawl					
Slab					

	Total Base	\$258,100
Adjustments	1 Row Type Adj. x 1.00	\$258,100
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1464 2:1536	\$7,800
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$1,700
Elevator (+)		\$0

	Sub-Total, One Unit	\$276,900
	Sub-Total, 1 Units	
Exterior Features (+)	\$33,700	\$310,600
Garages (+) 0 sqft	\$0	\$310,600
Quality and Design Factor (Grade)	1.15	
Location Multiplier	0.96	
Replacement Cost		\$342,902

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	B-1	1890	2000	25 A		0.96		5,928 sqft	\$342,902	19%	\$277,750	0%	100%	1.350	0.710	100.00	0.00	0.00	\$266,200
2: Detached Garage	1	Wood Fr	C	1890	1890	135 A	\$41.04	0.96	\$44.16	21'x30'	\$27,821	45%	\$15,300	0%	100%	1.000	1.000	100.00	0.00	0.00	\$15,300
3: Gazebo	1		C	2019	2019	6 A	\$44.91	0.96	\$43.11	12'x14'	\$7,243	15%	\$6,160	80%	100%	1.000	1.000	100.00	0.00	0.00	\$1,200
4: Lean-To	1	Concrete	C	2016	2016	9 A	\$8.36	0.96		10'x16' x 7'	\$1,283	20%	\$1,030	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,000