

90-08-04-400-015.000-004

General Information

Parcel Number
90-08-04-400-015.000-004

Local Parcel Number
0100766100

Tax ID:

Routing Number
M04.01 R22

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)
722 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Pfister, Mark A/Shawna S

Ownership

Pfister, Mark A/Shawna S
722 S Main
Bluffton, IN 46714

Legal

04-26-12 .800
PT NW E E OF LOT S 1& 2
ARNOLDS 3RD



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
03/03/2025	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"/>
\$28,000	Land	\$28,000	\$28,000	\$28,000	\$19,000	\$19,000
\$28,000	Land Res (1)	\$28,000	\$28,000	\$28,000	\$19,000	\$19,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$231,200	Improvement	\$231,200	\$226,800	\$203,300	\$186,400	\$166,500
\$231,200	Imp Res (1)	\$231,200	\$226,800	\$203,300	\$185,500	\$165,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$900	\$800
\$259,200	Total	\$259,200	\$254,800	\$231,300	\$205,400	\$185,500
\$259,200	Total Res (1)	\$259,200	\$254,800	\$231,300	\$204,500	\$184,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$900	\$800

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		120	120x295	1.20	<u>\$193.75</u>	\$233	\$27,960	0%	1.0000	100.00	0.00	0.00	\$27,960

722 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/05/2012	Pfister, Mark A/Shawn	185426	QC	151/804		I
10/04/2012	Betz, Shawna	185399	TD	151/795	\$80,000	I
08/29/2005	Heyerly Trust, Martha	146230	CT	65/567	\$80,000	I
01/19/2000	HEYERLY, MARTHA	0	WD	136/696		I
01/19/2000	HEYERLY, MARTHA	0	WD	136/695		I
01/01/1900	HEYERLY, LUSTER		WD	/		I

Res

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.81
Actual Frontage	120
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.81
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	0.81
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	\$28,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,000

Data Source External Only

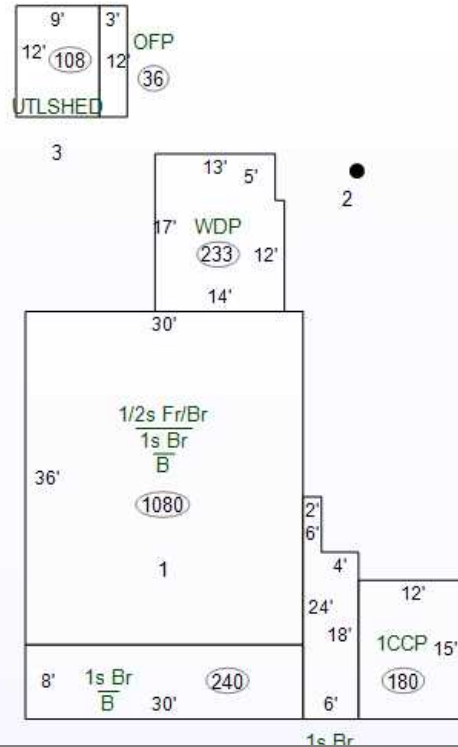
Collector 09/17/2024 Nexus

Appraiser

BLUFFTON AVERAGE 132/ 2/2

Exterior Features		
Description	Area	Value
Patio, Treated Pine	233	\$1,600

Heat Type
Central Warm Air



Specialty Plumbing		
Description	Count	Value

	Total Base	\$232,400
Adjustments	1 Row Type Adj. x 1.00	\$232,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	4:1320	\$25,400
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1440 1/2:1080	\$5,900
No Elec (-)		\$0
Plumbing (+ / -)	8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$270,600
	Sub-Total, 1 Units	
Exterior Features (+)	\$1,600	\$272,200
Garages (+) 180 sqft	\$4,400	\$276,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.96
	Replacement Cost	\$252,259

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	5/6 Maso	C-1	1935	1990	35	A		0.96		3,960 sqft	\$252,259	26%	\$186,670	0%	100%	1.350	0.860	100.00	0.00	0.00	\$216,700
2: Detached Garage	1	Brick	C	1935	1935	90	A	\$58.68	0.96	\$56.33	20'x22'	\$24,786	45%	\$13,630	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,600
3: Utility Shed	1		C	1960	1960	65	A	\$23.66	0.96	\$22.71	9'x12'	\$2,453	65%	\$860	0%	100%	1.000	1.000	100.00	0.00	0.00	\$900