

90-08-04-504-021.000-004

BRODERICK, GUY G/JANICE A

1004 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-504-021.000-004

Local Parcel Number

0100880100

Tax ID:**Routing Number**

M04.01 R09

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

4P

Location Address (1)

1004 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**Data Source** Owner**Ownership**

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Notes

BRODERICK, GUY G/JANICE A

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BLUFFTON, IN 46714

Date

Owner

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I

07/02/1976 BRODERICK, GUY G/

0 WD / |

01/01/1900 TO STONE

WD / |

Legal

ARNOLDS 13 1/2 2.33' GORE S OF LOT 13 1/2

ARNOLDS SWSE 0.004A (4-P)

**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

Notice Required

Assessment Year

AA

04/13/2025

Indiana Cost Mod

1.0000

2025

AA

03/30/2024

Indiana Cost Mod

1.0000

2023

AA

07/02/2023

Indiana Cost Mod

1.0000

2022

AA

04/07/2022

Indiana Cost Mod

1.0000

2021

AA

03/01/2021

Indiana Cost Mod

1.0000

Land

\$19,100

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General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 53 Partial Story - Before
 Finished Area 2333 sqft
 Make

Plumbing

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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 checked="" type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt
<input type="checkbox"/> Other	
<input type="checkbox"/> Slate	<input type="checkbox"/> Tile

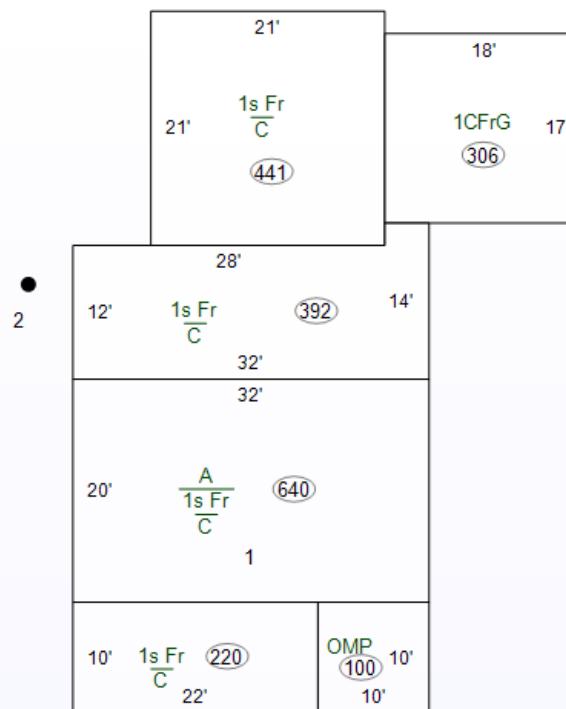
Exterior Features		
Description	Area	Value
Porch, Open Masonry	100	\$6,700

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Hot Water or Steam	
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**Specialty Plumbing**

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1693	1693	\$147,400
2				
3				
4				
1/4				
1/2				
3/4				
Attic		640	640	\$17,100
Bsmt				
Crawl		1693	0	\$10,100
Slab				
				Total Base \$174,600
Adjustments	1 Row Type Adj. x 1.00			\$174,600
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)			7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)				\$0
Elevator (+)				\$0
				Sub-Total, One Unit \$176,200
				Sub-Total, 1 Units
Exterior Features (+)				\$182,900
Garages (+) 306 sqft				\$197,900
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.96
				Replacement Cost \$170,986

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	Wood Fr	D+2	1890	1980	45 A		0.96		2,333 sqft	\$170,986	38%	\$106,010	0%	100%	1.350	0.860	100.00	0.00	0.00	\$123,100
2: Utility Shed	1	SV	C	2000	2000	25 A		0.96		6'x10'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200