

90-08-04-504-029.000-004

General Information

Parcel Number
90-08-04-504-029.000-004

Local Parcel Number
0100958100

Tax ID:

Routing Number
M04.01 R19

Property Class 520 RENTAL
2 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)
810 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

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

MILLS, MARK D

Ownership

MILLS, MARK D
634 MERCER AVE
DECATUR, IN 46733

Legal

ARNOLDS 02-26-12



810 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/27/2001	MILLS, MARK D		WD	138/712	\$49,000	I
08/27/2001	MUCHA, JOHN/RACH		WD	138/711		I
06/26/1979	GARCIA, RALPH	0	WD	/		I
01/01/1900	TO MARY BELLE CAL		WD	/		I

520, 2 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	Income Approach	Income Approach	Income Approach
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"/>
\$19,100	Land	\$19,100	\$19,100	\$7,100	\$4,500	\$4,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$19,100	Land Non Res (2)	\$19,100	\$19,100	\$7,100	\$4,500	\$4,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$165,100	Improvement	\$165,100	\$141,900	\$47,400	\$48,200	\$39,000
\$0	Imp Res (1)	\$0	\$3,800	\$1,400	\$0	\$0
\$165,100	Imp Non Res (2)	\$165,100	\$138,100	\$46,000	\$48,200	\$39,000
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$184,200	Total	\$184,200	\$161,000	\$54,500	\$52,700	\$43,100
\$0	Total Res (1)	\$0	\$3,800	\$1,400	\$0	\$0
\$184,200	Total Non Res (2)	\$184,200	\$157,200	\$53,100	\$52,700	\$43,100
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		50	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	0.00	100.00	0.00	\$19,050

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$19,100
CAP 3 Value	\$0
Total Value	\$19,100

General Information

Occupancy	Triplex
Description	Duplex
Story Height	2
Style	87 Rental - Duplex
Finished Area	2456 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input 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, Enclosed Frame	168	\$12,800
Porch, Enclosed Frame	165	\$12,800
Stoop, Masonry	30	\$1,800
Canopy, Shed Type	30	\$400
Stoop, Masonry	24	\$1,800
Canopy, Shed Type	24	\$400

Plumbing

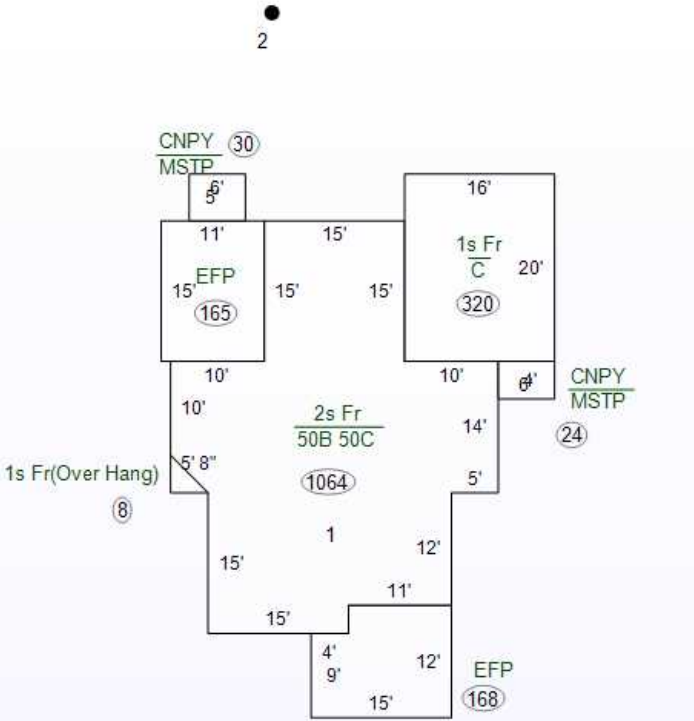
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	2
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1384	1384	\$127,900	
2	1Fr	1072	1072	\$54,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		532	0	\$24,700	
Crawl		852	0	\$7,000	
Slab					

Total Base \$214,100

Adjustments 1 Row Type Adj. x 1.00 \$214,100

Unfin Int (-)		\$0
Ex Liv Units (+)	C:1	\$8,800
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1384 2:1072	\$6,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 10 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$229,700

Sub-Total, 1 Units

Exterior Features (+)	\$30,000	\$259,700
Garages (+) 0 sqft	\$0	\$259,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.96	

Replacement Cost \$236,846

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: Duplex	2	Wood Fr	C-1	1890	1950	75 F		0.96		2,988 sqft	\$236,846	50%	\$118,420	0%	100%	1.350	1.000	0.00	100.00	0.00	\$159,900
2: Detached Garage	1	Concrete	D	1940	1940	85 F	\$48.36	0.96	\$37.14	19'x21'	\$14,819	65%	\$5,190	0%	100%	1.000	1.000	0.00	100.00	0.00	\$5,200