

90-08-04-539-327.000-004

General Information

Parcel Number  
90-08-04-539-327.000-004

Local Parcel Number  
0100909500

Tax ID:

Routing Number  
M04.01 R38

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)  
409 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

Clifford, Richard K/Terri L

Ownership

Clifford, Richard K/Terri L  
409 S Main  
Bluffton, IN 46714

Legal

ORIG N/2 LOT 202 00-26-12



409 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/18/2024	Clifford, Richard K/Terr	20240898	WR	/	\$102,800	I
01/28/2022	Lothamer, Tim Michael	20220426	QC	/	\$2,204	I
05/16/2018	409MAI714	20181704	QC	/		I
05/09/2018	Kingdom First Properti	20181580	QC	/	\$13,300	I
05/16/2017	Honradez Investment	208761	QC	157/346	\$6,500	I
01/27/2017	Deutsche Bank Nation	207397	SD	156/981	\$81,000	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	AA	AA	AA
03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$13,300	Land	\$13,300	\$13,300	\$13,300	\$8,000	\$8,000
\$13,300	Land Res (1)	\$13,300	\$13,300	\$13,300	\$8,000	\$8,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$114,200	Improvement	\$114,200	\$111,600	\$112,100	\$49,100	\$72,600
\$114,200	Imp Res (1)	\$114,200	\$111,600	\$112,100	\$49,100	\$72,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$127,500	Total	\$127,500	\$124,900	\$125,400	\$57,100	\$80,600
\$127,500	Total Res (1)	\$127,500	\$124,900	\$125,400	\$57,100	\$80,600
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$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		35	35x140	1.03	\$370	\$381	\$13,335	0%	1.0000	100.00	0.00	0.00	\$13,340

Land Computations

Calculated Acreage	0.11
Actual Frontage	35
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.11
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	0.11
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	\$13,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$13,300

BLUFFTON AVERAGE 132/ 1/2

Notes

General Information

Occupancy Single-Family  
Description Single-Family  
Story Height 1 1/2  
Style 53 Partial Story - Befor  
Finished Area 1560 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, Enclosed Frame	78	\$7,800
Canopy, Roof Extension	24	\$800
Patio, Concrete	24	\$200
Porch, Open Frame	192	\$10,100

Plumbing

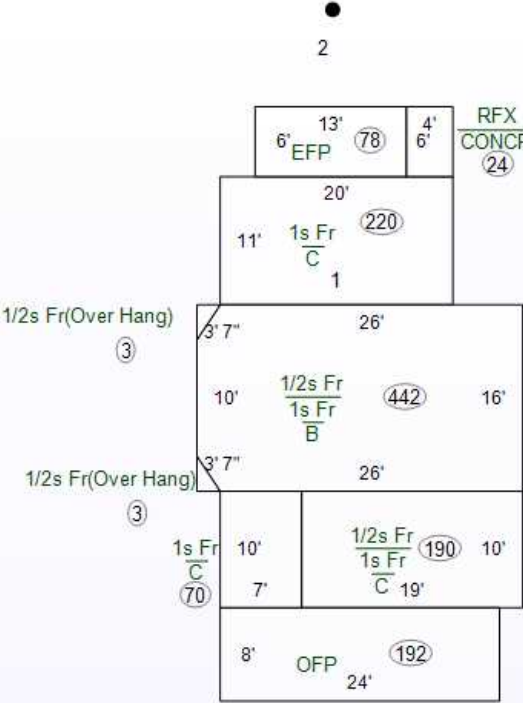
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	922	922	\$99,000	
2					
3					
4					
1/4					
1/2	1Fr	638	638	\$31,400	
3/4					
Attic					
Bsmt		442	0	\$22,800	
Crawl		480	0	\$5,600	
Slab					

Total Base \$158,800

Adjustments 1 Row Type Adj. x 1.00 \$158,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:922 1/2:638 \$5,200
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$166,400

Sub-Total, 1 Units

Exterior Features (+)	\$18,900	\$185,300
Garages (+) 0 sqft	\$0	\$185,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	

Replacement Cost \$160,099

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	Wood Fr	D+2	1900	1980	45 F		0.96		2,002 sqft	\$160,099	45%	\$88,050	0%	100%	1.350	0.860	100.00	0.00	0.00	\$102,200
2: Detached Garage	1	Brick	D	1900	1900	125 A	\$52.25	0.96	\$40.13	20'x30'	\$24,077	50%	\$12,040	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,000