

90-08-04-505-013.000-004

BARTON, JAMIE L

803 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-505-013.000-004

**Local Parcel Number**

0100656801

**Tax ID:****Routing Number**

M04.01 R59

**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 200643-004**

BLUFFTON AVERAGE 150

**Section/Plat**

04

**Location Address (1)**

803 S MAIN

BLUFFTON, In 46714

**Zoning****Subdivision****Lot****Market Model**

BLUFFTON 200643 HOUSETYPE

**Characteristics****Topography****Flood Hazard****Level****Public Utilities****All****Streets or Roads****Paved, Sidewalk****Neighborhood Life Cycle Stage****Other****Printed**

Tuesday, April 15, 2025

**Review Group**

2024

**Data Source**

External Only

Ownership

803 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**Notes****General Information****Parcel Number**

90-08-04-505-013.000-004

**Local Parcel Number**

0100656801

**Tax ID:****Routing Number**

M04.01 R59

**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 200643-004**

BLUFFTON AVERAGE 150

**Section/Plat**

04

**Location Address (1)**

803 S MAIN

BLUFFTON, In 46714

90-08-04-505-013.000-004

BARTON, JAMIE L

## General Information

		#	TF
Occupancy	Single-Family		
Description	Single-Family	0	0
Story Height	2		
Style	64 Two Story - Before		
Finished Area	1942 sqft		
Make			

## Floor Finish

<input type="checkbox"/> Earth	<input checked="" 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	

## Heat Type

Central Warm Air	
------------------	--

## Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

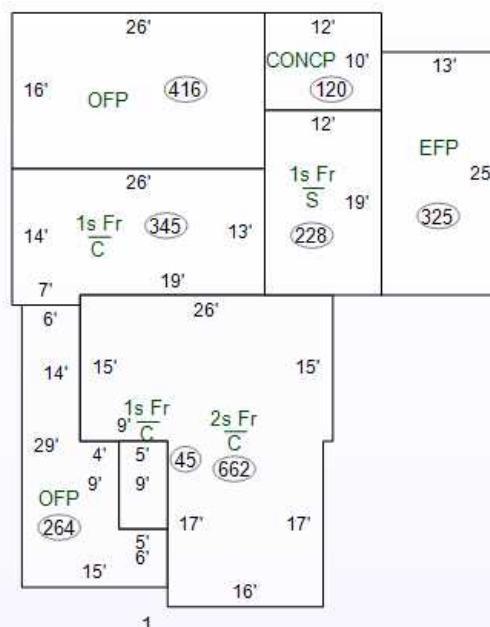
## Exterior Features

Description	Area	Value
Porch, Open Frame	264	\$13,200
Porch, Enclosed Frame	325	\$18,700
Porch, Open Frame	416	\$17,200
Patio, Concrete	120	\$1,000

803 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2



## Specialty Plumbing

Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1280	1280	\$122,700	
2	1Fr	662	662	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1052	0	\$7,800	
Slab		228	0	\$0	
					Total Base \$171,400
Adjustments	1 Row Type Adj. x 1.00				\$171,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)				1:1280 2:662	(\$9,600)
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				0 – 5 = -5 x \$0	(\$6,600)
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$155,200
				Sub-Total, 1 Units	
Exterior Features (+)				\$50,100	\$205,300
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
				Replacement Cost	\$187,234

## 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	C-1	1900	1980	45 P		0.96		1,942 sqft	\$187,234	45%	\$102,980	0%	100%	1.410	0.710	100.00	0.00	0.00	\$103,100
2: Utility Shed	1	SV	C	1988	1988	37 A		0.96		8'x12'		65%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$200

Total all pages

\$103,300

Total this page

\$103,300