

90-08-04-539-117.000-004

General Information

Parcel Number  
90-08-04-539-117.000-004

Local Parcel Number  
0100724900

Tax ID:

Routing Number  
M04.01 R41

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)  
425 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

Schell, Darlean K

Ownership

Schell, Darlean K  
425 S Main  
Bluffton, IN 46714

Legal

ORIG PT 232 00-26-12  
W 90'



425 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/15/2018	Schell, Darlean K	20181694	WR	/	\$125,000	I
04/16/1990	Habegger, Benjamin P	0	WD	125/1		I
01/01/1900	W.D. ADDED BENJA		WD	/		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	Misc	AA	AA
03/04/2025	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"/>
\$17,400	Land	\$17,400	\$17,400	\$17,400	\$11,100	\$11,100
\$17,400	Land Res (1)	\$17,400	\$17,400	\$17,400	\$11,100	\$11,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$162,500	Improvement	\$162,500	\$161,600	\$144,600	\$139,700	\$125,500
\$162,500	Imp Res (1)	\$162,500	\$161,600	\$144,600	\$139,500	\$125,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$200	\$200
\$179,900	Total	\$179,900	\$179,000	\$162,000	\$150,800	\$136,600
\$179,900	Total Res (1)	\$179,900	\$179,000	\$162,000	\$150,600	\$136,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$200	\$200

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		70	70x90	0.85	<u>\$292.86</u>	\$249	\$17,430	0%	1.0000	100.00	0.00	0.00	\$17,430

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.14
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.15
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	0.15
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	\$17,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,400

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	53 Partial Story - Befor
Finished Area	1992 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 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
Stoop, Masonry	32	\$1,800
Patio, Concrete	36	\$200
Canopy, Roof Extension	36	\$800

Plumbing

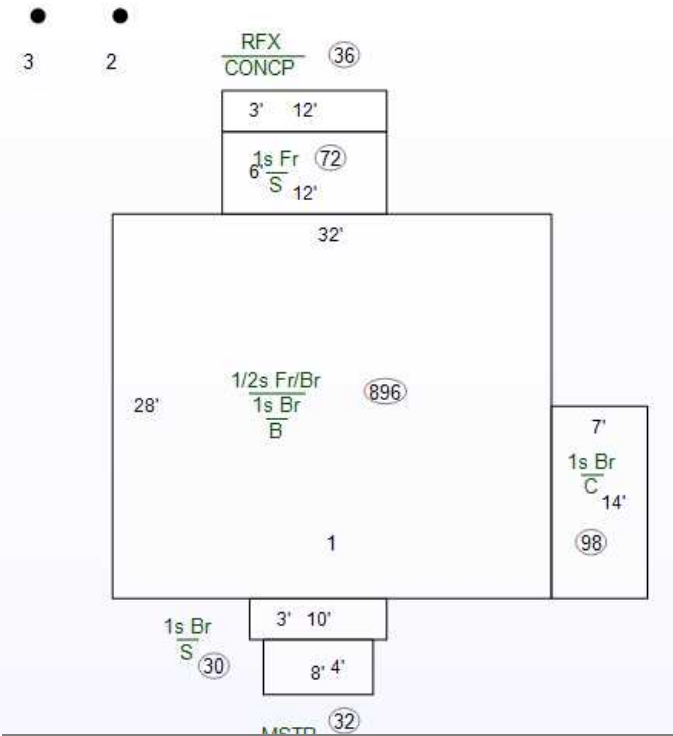
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	5	9

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	1096	1096	\$121,000	
2					
3					
4					
1/4					
1/2	93	896	896	\$39,100	
3/4					
Attic					
Bsmt		896	0	\$32,600	
Crawl		98	0	\$3,200	
Slab		102	0	\$0	
				Total Base	\$195,900

Adjustments

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:800	\$13,100
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1096 1/2:896	\$5,100
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$221,800
---------------------	-----------

Sub-Total, 1 Units

Exterior Features (+)	\$2,800	\$224,600
Garages (+) 0 sqft	\$0	\$224,600
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.96	
Replacement Cost		\$204,835

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	4/6 Maso	C-1	1939	1975	50 A		0.96		2,888 sqft	\$204,835	35%	\$133,140	0%	100%	1.350	0.860	100.00	0.00	0.00	\$154,600
2: Detached Garage	1	Brick	D	1939	1939	86 A	\$71.88	0.96	\$55.20	14'x20'	\$15,457	50%	\$7,730	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,700
3: Utility Shed	1	SV	C	1997	1997	28 A		0.96		10'x10'		60%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200