

90-08-04-400-004.000-004

BRODERICK, CHRISTOPHER M/

712 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

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

90-08-04-400-004.000-004

**Local Parcel Number**

0100662200

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

M04.01 R23

**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**

4L

**Location Address (1)**

712 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 External Only

Ownership

Transfer of Ownership

Notes

BRODERICK, CHRISTOPHER M/JINN

712 S MAIN  
BLUFFTON, IN 46714

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/08/2005	BRODERICK, CHRIST	143927	WD	143/328	\$92,500	I
08/16/1996	BERTSCH, LEONARD	0	QC	132/4		I
01/01/1900	FROM GEHRIG .222		WD	/		I

**Legal**PT. NWSE W OF LOT 27 TOWNLEY SOUTH 0.26A  
(4-L)**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
02/16/2025	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"/>
	Land	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700
	Land Res (1)	\$21,600	\$21,600	\$21,600	\$13,700	\$13,700
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$162,000	\$166,900	\$149,500	\$144,400	\$127,600
	Imp Res (1)	\$162,000	\$166,900	\$149,500	\$144,200	\$127,400
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$0	\$0	\$0	\$200	\$200
	Total	\$183,600	\$188,500	\$171,100	\$158,100	\$141,300
	Total Res (1)	\$183,600	\$188,500	\$171,100	\$157,900	\$141,100
	Total Non Res (2)	\$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	70x147	1.05	\$292.86	\$308	\$21,560	0%	1.0000	100.00	0.00	0.00	\$21,560

**Land Computations**

Calculated Acreage	0.24
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$21,600
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$21,600</b>

Collector 09/17/2024 Nexus

Appraiser

90-08-04-400-004.000-004

BRODERICK, CHRISTOPHER M/ 712 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2  
 Style 64 Two Story - Before  
 Finished Area 2500 sqft  
 Make

**Floor Finish**  
 Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Wall Finish**  
 Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

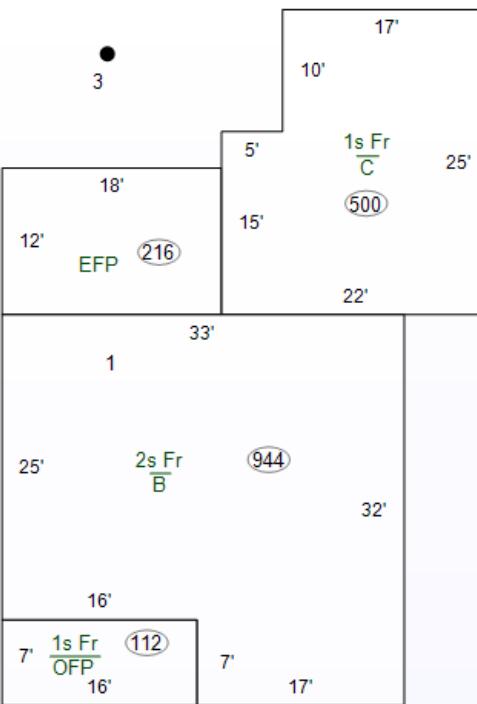
**Roofing**  
 Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**  

Description	Area	Value
Porch, Enclosed Frame	216	\$15,000
Porch, Open Frame	112	\$6,300

**Plumbing**

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	8

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1444	1444	\$131,800	
2	1Fr	1056	1056	\$53,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		944	0	\$33,600	
Crawl		500	0	\$5,700	
Slab					
					<b>Total Base</b> \$224,800
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$224,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1444 2:1056	\$6,800
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				<b>Sub-Total, One Unit</b>	\$234,000
				<b>Sub-Total, 1 Units</b>	
Exterior Features (+)				\$21,300	\$255,300
Garages (+) 0 sqft				\$0	\$255,300
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.96	
				<b>Replacement Cost</b>	\$245,088

**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	1880	1975	50 A		0.96		3,444 sqft	\$245,088	35%	\$159,310	0%	100%	1,350	0.710	100.00	0.00	0.00	\$152,700
2: Detached Garage	1	Wood Fr	D	1960	1960	65 A	\$44.13	0.96	\$33.89	14'x36'	\$17,081	47%	\$9,050	0%	100%	1,000	1.000	100.00	0.00	0.00	\$9,100
3: Utility Shed	1	SV	D	1985	1985	40 A		0.96		9'x9'		65%		0%	100%	1,000	1.000	100.00	0.00	0.00	\$200

Total all pages

\$162,000

Total this page

\$162,000