

90-08-04-511-005.000-004

RAINS, LARRY W

713 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-511-005.000-004

Local Parcel Number

0100659200

Tax ID:**Routing Number**

M04.01 R56

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

4L

Location Address (1)

713 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200643 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

Ownership

RAINS, LARRY W

713 S MAIN ST

BLUFFTON, IN 46714

713 S MAIN

510, 1 Family Dwell - Platted Lot

Transfer of Ownership**Date****Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

10/01/1997 RAINS, LARRY W

0 WD

133/394

I

01/01/1900 WEBB, JAMES R/A/LI

WD

/

I

Notes**Legal**

TS LOT 28 PT

TS LOT 27 EX N 55 FT

**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

2025

WIP

02/16/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

AA

AA

Misc

AA

AA

2024

AA

AA

2023

AA

AA

2022

AA

AA

2021

\$22,400

\$22,400

\$0

\$0

\$182,900

\$182,900

\$0

\$0

\$205,300

\$205,300

\$0

\$0

\$205,300

\$205,300

\$189,000

\$174,600

\$154,000

\$138,400

\$182,400

\$22,400

\$22,400

\$0

\$0

\$7,900

\$7,900

\$8,300

\$7,300

\$14,500

\$14,500

\$0

\$0

\$0

\$145,700

\$131,200

\$123,900

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

90-08-04-511-005.000-004

RAINS, LARRY W

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 1/2
 Style 53 Partial Story - Before
 Finished Area 2107 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
Patio, Concrete	156	\$1,200
Porch, Enclosed Frame	288	\$18,000

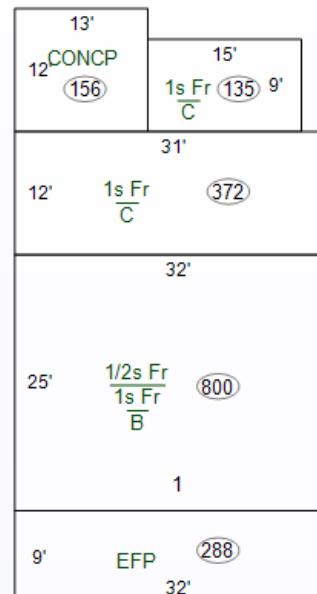
Plumbing

#	TF
Full Bath	1
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	3
	5

713 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2



Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1307	1307	\$124,300	
2					
3					
4					
1/4					
1/2	1Fr	800	800	\$36,300	
3/4					
Attic					
Bsmt		800	0	\$30,600	
Crawl		507	0	\$5,700	
Slab					
					Total Base \$196,900
Adjustments					1 Row Type Adj. x 1.00 \$196,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:1307 1/2:800 \$5,400
No Elec (-)					\$0
Plumbing (+ / -)					5 - 5 = 0 x \$0 \$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$202,300
					Sub-Total, 1 Units
Exterior Features (+)					\$19,200 \$221,500
Garages (+) 0 sqft					\$0 \$221,500
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
					Replacement Cost \$202,008

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	C-1	1900	1975	50 A		0.96		2,907 sqft	\$202,008	35%	\$131,310	0%	100%	1.410	0.860	100.00	0.00	0.00	\$159,200
2: Detached Garage 1	1	Wood Fr	C	1900	1900	125 A	\$46.21	0.96	\$44.36	22'x20'	\$19,519	45%	\$10,740	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,700
3: Detached Garage 2	1	Wood Fr	C	2006	2006	19 A	\$36.00	0.96	\$34.56	30'x30'	\$31,104	18%	\$25,510	50%	100%	1.000	1.000	100.00	0.00	0.00	\$12,800
4: Utility Shed	1	SV	D	2002	2002	23 A		0.96		8'x8'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200

Total all pages

\$182,900

Total this page

\$182,900