

90-08-04-518-006.000-004

WERICH, GREGORY E/RACQUE

603 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-518-006.000-004

Local Parcel Number

0100662000

Tax ID:**Routing Number**

M04.01 R48

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)

603 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**Data Source** External Only**Ownership**WERICH, GREGORY E/RACQUEL R
603 S MAIN ST
BLUFFTON, IN 46714**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/07/2008	WERICH, GREGORY	164214	WD	147/697		I
03/05/2002	WERICH, GREGORY		WD	139/353	\$107,000	I
01/30/1998	KING, JOHN L JR/MIC	0	WD	133/806	\$95,900	I
01/01/1900	BRICKLEY, DEAN/GE		WD	/		I

Legal04-26-12 .160
NWSE S OF LOT 23 SILIS**Notes****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			AA	AA	AA	AA	AA
Reason For Change							
As Of Date	02/16/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod							
1.0000							
Indiana Cost Mod							
Equalization Factor		1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required		<input type="checkbox"/>					
Land	\$18,200	\$18,200	\$18,200	\$18,200	\$10,800	\$10,800	
Land Res (1)	\$18,200	\$18,200	\$18,200	\$18,200	\$10,800	\$10,800	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
Improvement	\$156,900	\$162,700	\$147,700	\$134,400	\$118,900		
Imp Res (1)	\$156,900	\$162,700	\$147,700	\$134,400	\$118,900		
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0		
Total	\$175,100	\$180,900	\$165,900	\$145,200	\$129,700		
Total Res (1)	\$175,100	\$180,900	\$165,900	\$145,200	\$129,700		
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0		
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0		

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 52' X 151', CI 52' X 151')

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		50	50x141	0.98	\$370	\$363	\$18,150	0%	1.0000	100.00	0.00	0.00	\$18,150

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$18,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,200

Collector 09/17/2024 Nexus

Appraiser

90-08-04-518-006.000-004

WERICH, GREGORY E/RACQUE 603 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 2606 sqft
 Make

Plumbing

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

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 checked="" 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 type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt
	<input type="checkbox"/> Slate
	<input type="checkbox"/> Tile
	<input type="checkbox"/> Other

Description	Area	Value
Porch, Open Frame	208	\$10,100
Wood Deck	80	\$2,300