

90-08-04-505-122.000-004

General Information

Parcel Number
90-08-04-505-122.000-004

Local Parcel Number
0100830500

Tax ID:

Routing Number
M04.01 R70

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
4P

Location Address (1)
1011 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

MYERS, KAREN S

Ownership

MYERS, KAREN S
1011 S MAIN ST
BLUFFTON, IN 46714

Legal

T S LOT 168 00-26-12
T S LOT 169 00-26-12
EX S 55'



1011 S MAIN

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|--------|------|-----------|----------------|-----|
| 04/04/2003 | MYERS, KAREN S | 128985 | QC | 140/701 | | I |
| 02/01/1996 | BOOTH, KAREN SUE | 0 | QC | 131/408 | | I |
| 01/01/1900 | BOOTH, RICHARD A/ | | WD | / | | I |

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"/> |
| \$21,600 | Land | \$21,600 | \$21,600 | \$21,600 | \$13,700 | \$13,700 |
| \$21,600 | Land Res (1) | \$21,600 | \$21,600 | \$21,600 | \$13,700 | \$13,700 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$188,100 | Improvement | \$188,100 | \$183,500 | \$167,200 | \$153,100 | \$136,100 |
| \$188,100 | Imp Res (1) | \$188,100 | \$183,500 | \$167,200 | \$153,100 | \$136,100 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$209,700 | Total | \$209,700 | \$205,100 | \$188,800 | \$166,800 | \$149,800 |
| \$209,700 | Total Res (1) | \$209,700 | \$205,100 | \$188,800 | \$166,800 | \$149,800 |
| \$0 | Total Non Res (2) | \$0 | \$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 | | 69 | 69x170 | 1.06 | \$295.65 | \$313 | \$21,597 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$21,600 |

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.27 |
| Actual Frontage | 69 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.27 |
| 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 | 0.27 |
| 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 |
| Total Value | \$21,600 |

