

90-08-04-504-014.000-004

General Information

Parcel Number
90-08-04-504-014.000-004

Local Parcel Number
0100855500

Tax ID:

Routing Number
M04.01 R15

Property Class 510 RENTAL
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)
828 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

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

Honey Rock Rentals, LLC

Ownership

Honey Rock Rentals, LLC
5060 W 350 S
Berne, IN 46711

Legal

ARNOLDS LOT 6 (4-P) E 89.5'



828 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/03/2024	Honey Rock Rentals, L	20240021	QC	/		I
07/24/2023	Moser, Kevin/Cassie	20232276	WR	/	\$65,000	I
10/11/2022	TSI Incorporated	20224301	CS	/	\$65,000	I
12/11/2013	TSI Incorporated	192373	WR	153/290	\$60,000	I
07/06/2010	Spaulding, Amy L	173224	TD	149/397	\$55,500	I
04/24/2009	FENSTERMAKER, LA	166709	QC	148/172		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	AA	AA	AA
02/26/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Income Approach	Valuation Method	Income Approach	Income Approach	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$9,200	Land	\$9,200	\$10,600	\$15,200	\$9,000	\$9,000
\$0	Land Res (1)	\$0	\$0	\$15,200	\$9,000	\$9,000
\$9,200	Land Non Res (2)	\$9,200	\$10,600	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$72,400	Improvement	\$72,400	\$71,000	\$91,200	\$87,800	\$77,300
\$0	Imp Res (1)	\$0	\$0	\$91,200	\$87,800	\$77,300
\$72,400	Imp Non Res (2)	\$72,400	\$71,000	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$81,600	Total	\$81,600	\$81,600	\$106,400	\$96,800	\$86,300
\$0	Total Res (1)	\$0	\$0	\$106,400	\$96,800	\$86,300
\$81,600	Total Non Res (2)	\$81,600	\$81,600	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		50	50x85	0.82	\$370	\$303	\$15,150	0%	1.0000	0.00	100.00	0.00	\$15,150

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.10
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.10
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	0.10
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	\$0
CAP 2 Value	\$15,200
CAP 3 Value	\$0
Total Value	\$15,200

BLUFFTON AVERAGE 132/ 2/2

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1199	1199	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		899	0	\$32,600	
Crawl		300	0	\$4,500	
Slab					
				Total Base	\$154,800
Adjustments		1 Row Type Adj. x 1.00			\$154,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1199	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$159,000
		Sub-Total, 1 Units			
Exterior Features (+)				\$12,300	\$171,300
Garages (+) 300 sqft				\$15,000	\$186,300
		Quality and Design Factor (Grade)			0.90
		Location Multiplier			0.96
		Replacement Cost			\$160,963

Specialty Plumbing		
Description	Count	Value