

90-08-04-519-001.000-004

General Information

Parcel Number
90-08-04-519-001.000-004

Local Parcel Number
0100651700

Tax ID:

Routing Number
M04.09 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
04

Location Address (1)
110 W CENTRAL
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Blount, Gary L/Michelle K

Ownership

Blount, Gary L/Michelle K
433 Grassland Ct
Bluffton, IN 46714

Legal

TOWNLEY'S FR 02-03 EX E 19' / TOWNLEY &
SILVERS SOUTH PT 28-29 N PT W 40' (4-L)



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
03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$18,200	Land	\$18,200	\$18,200	\$18,200	\$10,900	\$10,900
\$18,200	Land Res (1)	\$18,200	\$18,200	\$18,200	\$10,900	\$10,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$179,400	Improvement	\$179,400	\$187,000	\$170,200	\$155,500	\$137,400
\$179,400	Imp Res (1)	\$179,400	\$187,000	\$170,200	\$155,500	\$137,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$197,600	Total	\$197,600	\$205,200	\$188,400	\$166,400	\$148,300
\$197,600	Total Res (1)	\$197,600	\$205,200	\$188,400	\$166,400	\$148,300
\$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		52	52x140	0.97	\$359.62	\$349	\$18,148	0%	1.0000	100.00	0.00	0.00	\$18,150

110 W CENTRAL

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/28/2021	Blount, Gary L/Michell	20215963	WR	/	\$175,000	I
06/20/2018	Lynch, Thomas A III/La	20182180	WR	/	\$121,750	I
07/17/2012	Devine, Matthew C	184034	WR	151/536	\$130,000	I
06/10/2010	Dunwiddie, Danial M/C	172885	WD	149/319	\$23,404	I
10/29/1992	KOEDEL, WENDELL	0	WD	127/643		I
03/16/1992	HINESLEY, STEVEN/	0	WD	126/902		I

Res

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.17
Actual Frontage	52
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.17
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	0.17
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

Data Source External Only

Collector 05/29/2024 Nexus

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2 1/2
Style	64 Two Story - Before
Finished Area	2215 sqft
Make	

Floor Finish

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	168	\$12,800
Porch, Open Frame	168	\$9,200
Patio, Concrete	256	\$1,900

Plumbing

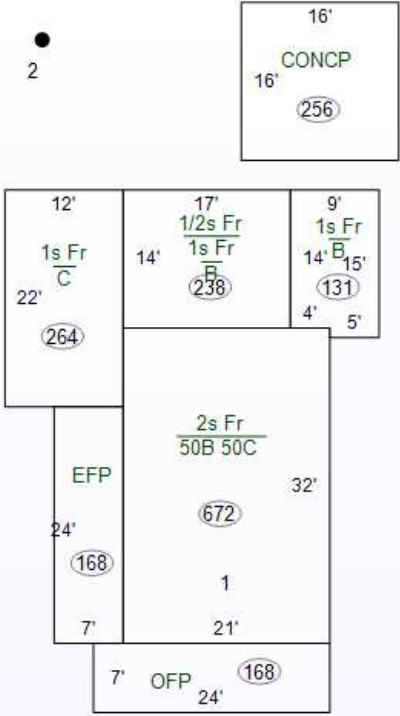
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1305	1305	\$124,300	
2	1Fr	672	672	\$41,700	
3					
4					
1/4					
1/2	1Fr	238	238	\$17,400	
3/4					
Attic					
Bsmt		705	0	\$28,600	
Crawl		600	0	\$6,300	
Slab					

Total Base \$218,300

Adjustments 1 Row Type Adj. x 1.00 \$218,300

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) MS:1 MO:1 \$4,500

No Heating (-) \$0

A/C (+) 1:1305 1/2:238 2:672 \$6,100

No Elec (-) \$0

Plumbing (+ / -) 8 - 5 = 3 x \$800 \$2,400

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$231,300

Sub-Total, 1 Units

Exterior Features (+) \$23,900 \$255,200

Garages (+) 0 sqft \$0 \$255,200

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.96

Replacement Cost \$232,742

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 1/2	Wood Fr	C-1	1900	1990	35 A		0.96		2,920 sqft	\$232,742	26%	\$172,230	0%	100%	1.410	0.710	100.00	0.00	0.00	\$172,400
2: Detached Garage	1	Wood Fr	D	1964	1964	61 A	\$55.64	0.96	\$42.73	14'x22'	\$13,161	47%	\$6,980	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,000