

90-08-04-539-284.000-004

General Information

Parcel Number
90-08-04-539-284.000-004

Local Parcel Number
0100870000

Tax ID:

Routing Number
M04.01 R40

Property Class 680
Exempt, Charitable Organization

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
4G

Location Address (1)
417 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200543 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

Loving Shepherd Int Svs & Foun

Ownership

Loving Shepherd International Services
1935 N Main
Bluffton, IN 46714

Legal

ORIG LOT 231 00-26-12



417 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/06/2019	Loving Shepherd Inter	20192593	CW	/		I
05/15/2018	BrickHouse Family Min	20181696	CW	/		I
06/01/2007	HOUSE OF HOPE	156549	WD	146/96	\$97,000	I
11/16/1998	HIESTER, MICHAEL T	0	WD	134/965	\$77,500	I
01/01/1900	DOSWELL-HELMUTH		WD	/		I

680, Exempt, Charitable Organization

Exempt

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
02/27/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$21,100	Land	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,100	Land Non Res (3)	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$234,100	Improvement	\$234,100	\$247,100	\$220,900	\$214,800	\$191,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$234,100	Imp Non Res (3)	\$234,100	\$247,100	\$220,900	\$214,800	\$191,200
\$255,200	Total	\$255,200	\$268,200	\$242,000	\$228,200	\$204,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$255,200	Total Non Res (3)	\$255,200	\$268,200	\$242,000	\$228,200	\$204,600

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
Fci	F		70	70x141	1.03	<u>\$292.86</u>	\$302	\$21,140	0%	1.0000	0.00	0.00	100.00	\$21,140

Land Computations

Calculated Acreage	0.23
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$0
CAP 3 Value	\$21,100
Total Value	\$21,100

General Information

Occupancy	Single-Family
Description	Single-Family 1
Story Height	2
Style	64 Two Story - Before
Finished Area	2320 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input 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

☒ Plaster/Drywall ☐ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	12	\$3,400
Porch, Open Frame	214	\$10,900
Porch, Open Frame	2	\$3,400
Porch, Open Frame	2	\$3,400
Porch, Open Frame	84	\$5,300
Wood Deck	66	\$2,300

Plumbing

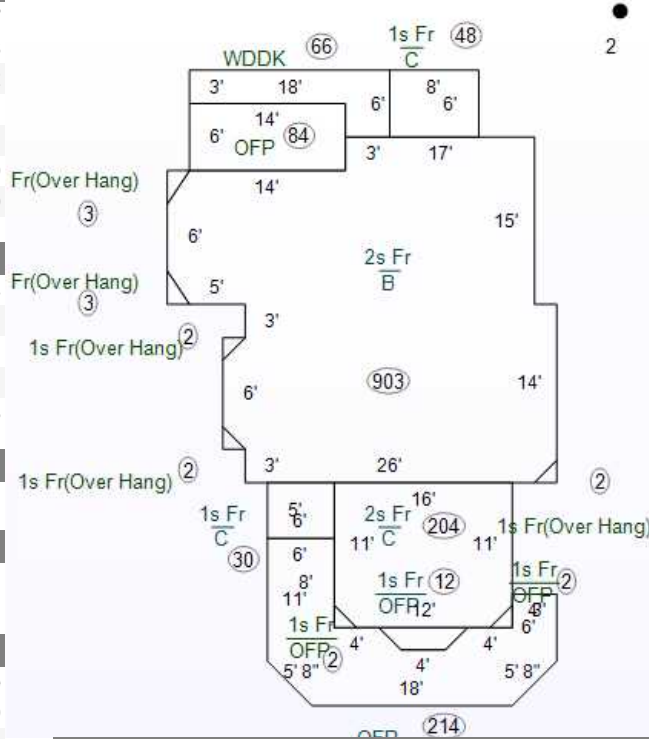
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1187	1187	\$116,200	
2	1Fr	1133	1133	\$56,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		903	0	\$32,600	
Crawl		282	0	\$4,300	
Slab					

	Total Base	\$209,200
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Adjustments	1 Row Type Adj. x 1.00	\$209,200
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Unfin Int (-)	\$0
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Ex Liv Units (+)	\$0
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Rec Room (+)	\$0
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Loft (+)	\$0
Finch (+)	\$0

Fireplace (+)	\$0
No Heating (+)	\$0

No Heating (-)		\$0
A/C (+)	1:1187 3:1133	\$6,400

A/C (+)	1.1167 2.1133	\$6,400
No Elec ()		\$0

No Elec (-)		\$0
Plumbing (+ / -)	$10 - 5 = 5 \times \$800$	\$4 000

Plumbing (+/-)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0

Elevator (+)	\$0
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Sub-Total, One Unit	\$219.600
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Sub-Total, 1 Units	
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Exterior Features (+)	\$28,700	\$248,300
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Garages (+) 0 sqft	\$0	\$248,300
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Quality and Design Factor (Grade)	1.05
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Location Multiplier	0.96
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Replacement Cost	\$250,286
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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	2	Wood Fr	C+1	1900	1990	35	A		0.96		3,223 sqft	\$250,286	26%	\$185,210	0%	100%	1.350	0.710	0.00	0.00	100.00	\$177,500
2: Utility Shed	1	SV	C	2008	2008	17	A		0.96		8'x12'		50%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$400

General Information

Occupancy Single-Family
Description Single-Family 2
Story Height 1
Style 135 Ranch
Finished Area 836 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
Porch, Open Frame	126	\$7,500
Patio, Concrete	50	\$400
Canopy, Shed Type	50	\$500

Plumbing

	#	TF
Full Bath	0	0
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	4

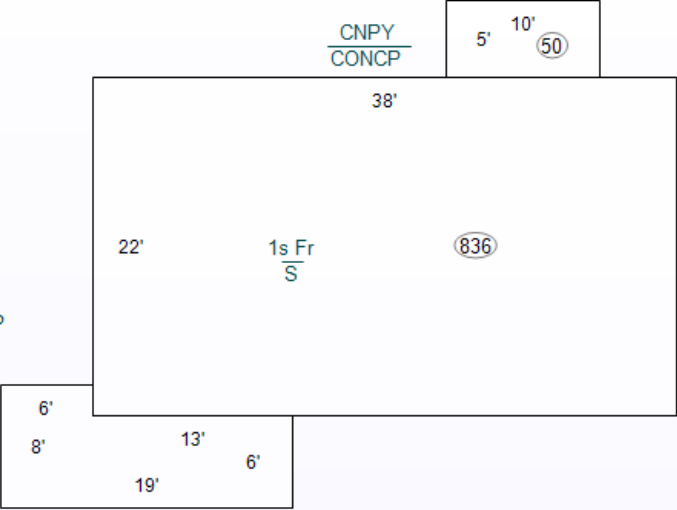
Accommodations

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

Heat Type

Central Warm Air

OFP



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	836	836	\$90,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		836	0	\$0	

Total Base \$90,600

Adjustments 1 Row Type Adj. x 1.00 \$90,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:836 \$5,000
No Elec (-)	\$0
Plumbing (+ / -)	4 - 5 = -1 x \$0 (\$800)
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$94,800

Sub-Total, 1 Units

Exterior Features (+)	\$8,400	\$103,200
Garages (+) 0 sqft	\$0	\$103,200
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.96	
Replacement Cost		\$79,258

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	Wood Fr	D	2003	2003	22 A		0.96		836 sqft	\$79,258	26%	\$58,650	0%	100%	1.350	0.710	0.00	0.00	100.00	\$56,200

