

90-08-04-505-145.000-004

General Information

Parcel Number
90-08-04-505-145.000-004

Local Parcel Number
0100889100

Tax ID:

Routing Number
M04.01 R63

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)
829 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON SPLIT LEVEL HOUSE

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Holsinger, Kellon

Ownership

Holsinger, Kellon
829 S Main
Bluffton, IN 46714

Legal

T S 69-26-12



829 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/18/2020	Holsinger, Kellon	20205654	WR	/	\$154,000	I
05/24/2017	Simpson, Jennifer A	208885	CD	157/387	\$116,000	I
09/15/1977	SHAW REAL ESTATE	0	WD	/		I
01/01/1900	TO SHAW R/E		WD	/		I

510, 1 Family Dwell - Platted Lot

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
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"/>
\$21,000	Land	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
\$21,000	Land Res (1)	\$21,000	\$21,000	\$21,000	\$13,000	\$13,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$203,800	Improvement	\$203,800	\$175,200	\$158,900	\$144,700	\$127,100
\$203,800	Imp Res (1)	\$203,800	\$175,200	\$158,900	\$144,700	\$127,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$224,800	Total	\$224,800	\$196,200	\$179,900	\$157,700	\$140,100
\$224,800	Total Res (1)	\$224,800	\$196,200	\$179,900	\$157,700	\$140,100
\$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		63	63x170	1.06	\$314.29	\$333	\$20,979	0%	1.0000	100.00	0.00	0.00	\$20,980

Land Computations

Calculated Acreage	0.25
Actual Frontage	63
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$21,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,000

BLUFFTON AVERAGE 150/ 1/2

Notes

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

2

Style

144 Split level

Finished Area

2060 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	64	\$600
Wood Deck	64	\$2,300
Stoop, Masonry	48	\$2,300

Plumbing

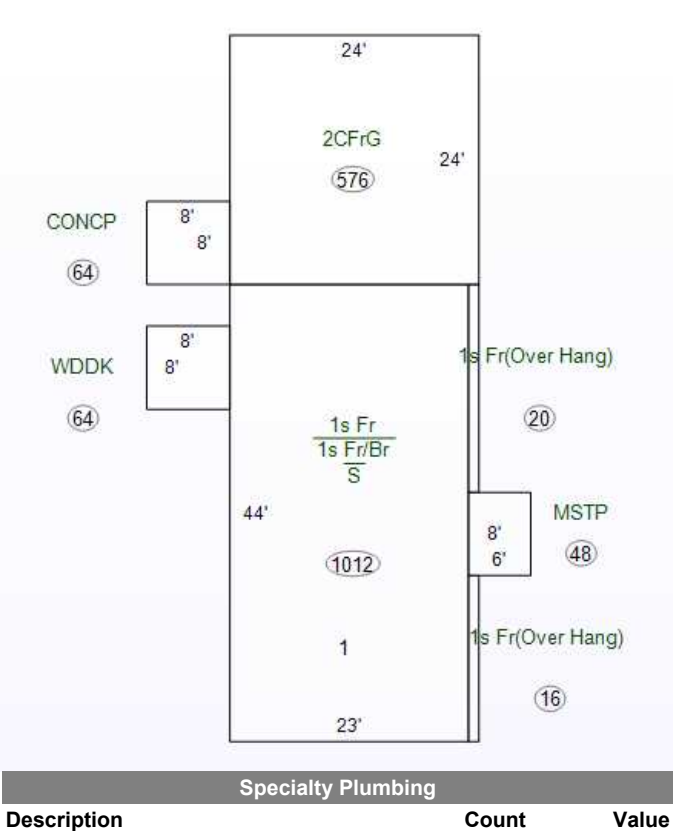
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Hot Water or Steam



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1012	1012	\$107,000	
2	1Fr	1048	1048	\$53,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1012	0	\$0	
				Total Base	\$160,700
Adjustments				1 Row Type Adj. x 1.00	\$160,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)				1:1012 2:1048	\$5,800
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$173,600
				Sub-Total, 1 Units	
Exterior Features (+)				\$5,200	\$178,800
Garages (+) 576 sqft				\$24,700	\$203,500
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.96	
				Replacement Cost	\$195,360

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	1/6 Maso	C	1978	1990	35	A		0.96		2,060 sqft	\$195,360	26%	\$144,570	0%	100%	1.410	1.000	100.00	0.00	0.00	\$203,800