

90-08-04-400-033.000-004

Dubach, Daniel Joe

505 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information

Parcel Number
90-08-04-400-033.000-004
Local Parcel Number
0100890700
Tax ID:

Routing Number
M04.01 R42

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 200543-004
BLUFFTON AVERAGE 132

Section/Plat
04

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

2025	Assessment Year	2025	2024	2023	2022	2022
WIP	Reason For Change	AA	AA	Misc	Inf	AA
02/20/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	05/26/2022	04/07/2022
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"/>
	Land	\$23,600	\$23,600	\$23,600	\$15,800	\$15,800
	Land Res (1)	\$23,600	\$23,600	\$23,600	\$15,800	\$15,800
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$202,700	\$46,400	\$42,400	\$21,100	\$228,500
	Imp Res (1)	\$202,700	\$46,400	\$42,400	\$20,600	\$228,000
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$0	\$0	\$0	\$500	\$500
	Total	\$226,300	\$70,000	\$66,000	\$36,900	\$244,300
	Total Res (1)	\$226,300	\$70,000	\$66,000	\$36,400	\$243,800
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (3)	\$0	\$0	\$0	\$500	\$500

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. %
F	F		113	113x140	1.03	\$202.65	\$209	\$23,617	0%

Subdivision**Lot**

Market Model
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography High
Public Utilities ERA All
Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

Transfer of Ownership						
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/30/2022	Dubach, Daniel Joe	20224894	WR	/	\$65,000	I
05/26/2022	BAF Investments LLC	20222358	WR	/	\$30,000	I
08/15/1997	Adams, Jay A / Jeanee	0	WD	133/234	\$103,000	I
01/01/1900	OSBORNE, THOMAS		WD	/		I

Notes

Land Computations	
Calculated Acreage	0.36
Actual Frontage	113
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.36
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	0.36
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	\$23,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$23,600

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Dubach, Daniel Joe

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 4259 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
Patio, Concrete	69	\$600
Patio, Concrete	307	\$2,200
Porch, Open Masonry	30	\$3,800
Porch, Open Frame	201	\$10,100

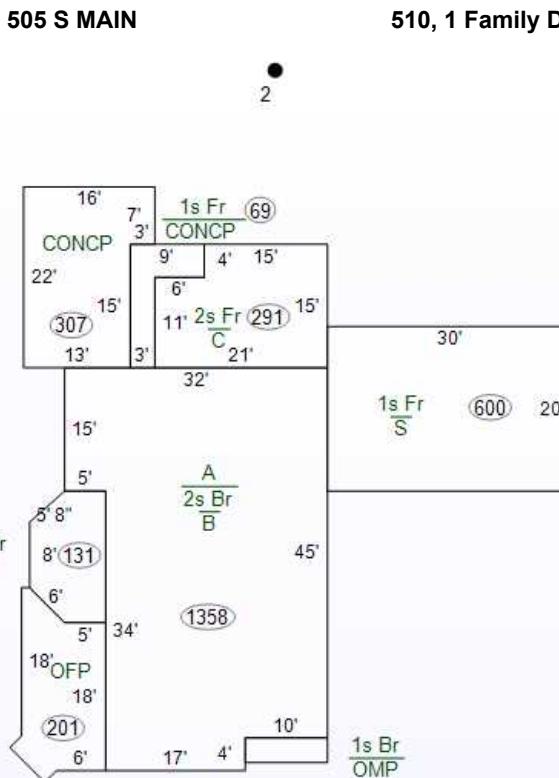
Plumbing

Description	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	10	10
Total	10	10

505 S MAIN

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	4/6 Maso	B	1900	2020	5 A		0.96		7,106 sqft	\$445,709	3%	\$432,340	0%	46%	1,350	0.710	100.00	0.00	0.00	\$190,600
2: Detached Garage	1	Wood Fr	C	1900	1900	125 A	\$42.58	0.96	\$40.88	18'x30'	\$22,073	45%	\$12,140	0%	100%	1,000	1.000	100.00	0.00	0.00	\$12,100



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BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	94	2380	2380	\$201,200	
2	95	1879	1879	\$95,100	
3					
4					
1/4					
1/2					
3/4					
Attic		1358	0	\$9,900	
Bsmt		1489	0	\$45,100	
Crawl		291	0	\$4,500	
Slab		600	0	\$0	
					Total Base \$355,800
Adjustments					1 Row Type Adj. x 1.00 \$355,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:2380 2:1879 \$10,400
No Elec (-)					\$0
Plumbing (+ / -)					10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$370,200
					Sub-Total, 1 Units
Exterior Features (+)					\$16,700 \$386,900
Garages (+) 0 sqft					\$0 \$386,900
					Quality and Design Factor (Grade) 1.20
					Location Multiplier 0.96
					Replacement Cost \$445,709

Total all pages

\$202,700

Total this page

\$202,700