

90-08-04-400-039.000-004

GIBBS, KANDRES R

1020 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

**General Information****Parcel Number**

90-08-04-400-039.000-004

**Local Parcel Number**

0100928200

**Tax ID:****Routing Number**

M04.01 R06

**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**

4P

**Location Address (1)**

1020 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

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

**Ownership**

GIBBS, KANDRES R

1020 S MAIN

BLUFFTON, IN 46714

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BLUFFTON AVERAGE 132/ 1/2

**Notes****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/05/2009	GIBBS, KANDRES R	167397	TD	148/253	\$59,000	I
04/20/1992	KREIGH, EVERETT A/	0	WD	127/15		I
04/20/1990	W.D.	0	WD	125/24		I
01/03/1990	SEC OF HOUSING &	0	WD	124/745		I
01/01/1900	MORTGAGE CONNE		WD	/		I

**Legal**

04-26-12 .160 WIECKINGS ADD.

PT SW SE 50' N OF LOT 1

1020 S MAIN ST



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	AA	AA	AA	AA	AA	AA
02/25/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
<b>Notice Required</b>	<input type="checkbox"/>					
<b>Land</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$19,100</b>	<b>\$11,400</b>	<b>\$11,400</b>
Land Res (1)	\$19,100	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$111,600</b>	<b>\$94,300</b>	<b>\$84,600</b>	<b>\$81,800</b>	<b>\$72,500</b>	
Imp Res (1)	\$111,600	\$94,300	\$84,600	\$81,800	\$72,500	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
<b>Total</b>	<b>\$130,700</b>	<b>\$113,400</b>	<b>\$103,700</b>	<b>\$93,200</b>	<b>\$83,900</b>	
Total Res (1)	\$130,700	\$113,400	\$103,700	\$93,200	\$83,900	
Total Non Res (2)	\$0	\$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 Computations**

Calculated Acreage	0.16
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$19,100</b>

Review Group

2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

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GIBBS, KANDRES R

1020 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 1  
 Style 42 One Story Older St  
 Finished Area 1328 sqft  
 Make

**Plumbing**

#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
<b>Total</b>	<b>3 5</b>

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Floor Finish**  
 Plaster/Drywall  Unfinished  
 Paneling  Other

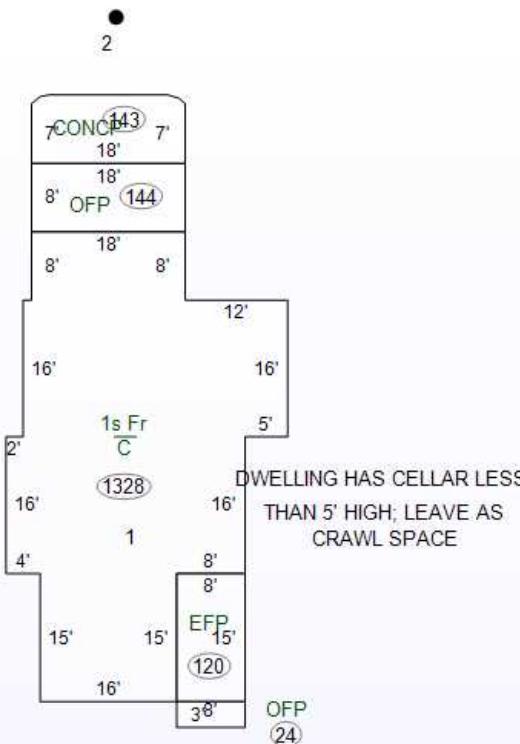
**Wall Finish**  
 Plaster/Drywall  Unfinished  
 Paneling  Other

**Roofing**  
 Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	120	\$10,600
Porch, Open Frame	24	\$3,400
Patio, Concrete	144	\$8,300
Patio, Concrete	143	\$1,200

Specialty Plumbing		
Description	Count	Value



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1328	1328	\$125,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1328	0	\$8,900	
Slab					
					<b>Total Base</b> \$134,400
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>				\$134,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1328	\$4,400
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				<b>Sub-Total, One Unit</b>	\$138,800
				<b>Sub-Total, 1 Units</b>	
Exterior Features (+)				\$23,500	\$162,300
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
				<b>Replacement Cost</b>	\$140,227

**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	Wood Fr	D+2	1870	1965	60 A		0.96		1,328 sqft	\$140,227	45%	\$77,120	0%	100%	1,350	1,000	100.00	0.00	0.00	\$104,100
2: Detached Garage	1	Wood Fr	D	1967	1967	58 A	\$55.64	0.96	\$42.73	16'x20'	\$13,674	45%	\$7,520	0%	100%	1,000	1,000	100.00	0.00	0.00	\$7,500

Total all pages

\$111,600

Total this page

\$111,600