

90-08-04-511-056.000-004

General Information

Parcel Number
90-08-04-511-056.000-004

Local Parcel Number
0100912200

Tax ID:

Routing Number
M04.01 R51

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
4L

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

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 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

Sloan, Benjamin A/Brittney N

Ownership

Sloan, Benjamin A/Brittney N
617 S Main
Bluffton, IN 46714

Legal

TOWNLEY SOUTH PT 24-26-12
N 44.5' W PT



617 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/31/2011	Sloan, Benjamin A/Britt	180081	WD	150/748	\$139,500	I
05/20/2009	FERGUSON, KEVIN L	167169	WD	148/217	\$130,000	I
05/12/2005	MILLER, DUANE S/CA	144457	WD	143/435	\$79,000	I
11/07/1977	MILLER, KENNETH E/	0	WD	/		I
01/01/1900	TO MILLER		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
02/16/2025	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"/>
\$18,400	Land	\$18,400	\$18,400	\$18,400	\$11,000	\$11,000
\$18,400	Land Res (1)	\$18,400	\$18,400	\$18,400	\$11,000	\$11,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$206,900	Improvement	\$206,900	\$214,800	\$197,400	\$182,000	\$164,900
\$206,900	Imp Res (1)	\$206,900	\$214,800	\$197,400	\$182,000	\$164,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$225,300	Total	\$225,300	\$233,200	\$215,800	\$193,000	\$175,900
\$225,300	Total Res (1)	\$225,300	\$233,200	\$215,800	\$193,000	\$175,900
\$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		47	47x170	1.06	\$370	\$392	\$18,424	0%	1.0000	100.00	0.00	0.00	\$18,420

Land Computations

Calculated Acreage	0.18
Actual Frontage	47
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.18
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	0.18
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	\$18,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,400

BLUFFTON AVERAGE 150/ 1/2

Notes

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	53 Partial Story - Befor
Finished Area	2172 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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
Patio, Concrete	140	\$1,200
Porch, Open Frame	128	\$7,500
Porch, Enclosed Frame	168	\$12,800

Plumbing

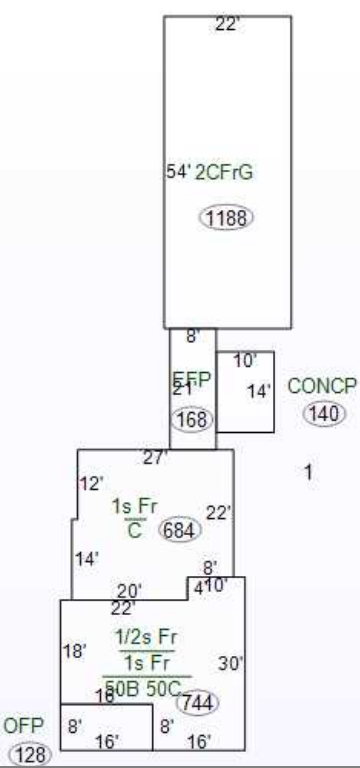
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1428	1428	\$130,500	
2					
3					
4					
1/4					
1/2	1Fr	744	744	\$34,700	
3/4					
Attic					
Bsmt		372	0	\$21,100	
Crawl		1056	0	\$7,800	
Slab					

	Total Base	\$194,100
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Adjustments	1 Row Type Adj. x 1.00	\$194,100
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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
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Fireplace (+)		\$0
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No Heating (-)		\$0
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A/C (+)	1:1428 1/2:744	\$5,500
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No Elec (-)		\$0
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Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
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Spec Plumb (+)		\$0
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Elevator (+)		\$0
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	Sub-Total, One Unit	\$202,000
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$21,500	\$223,500
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Garages (+) 1188 sqft	\$43,400	\$266,900
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Quality and Design Factor (Grade)	0.90	
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Location Multiplier	0.96	
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	Replacement Cost	\$230,602
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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 1/2	Wood Fr	D+2	1900	2000	25	A		0.96		2,544 sqft	\$230,602	26%	\$170,650	0%	100%	1.410	0.860	100.00	0.00	0.00	\$206,900