

90-08-04-504-021.000-004

General Information

Parcel Number
90-08-04-504-021.000-004

Local Parcel Number
0100880100

Tax ID:

Routing Number
M04.01 R09

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)
1004 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography
Level ☐

Public Utilities
All ☐

Streets or Roads
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025
Review Group 2024

BRODERICK, GUY G/JANICE A

Ownership

BRODERICK, GUY G/JANICE A
1004 S MAIN
BLUFFTON, IN 46714

Legal

ARNOLDS 13 1/2 2.33' GORE S OF LOT 13 1/2
ARNOLDS SWSE 0.004A (4-P)



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	Misc	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,100	Land	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$19,100	Land Res (1)	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$123,300	Improvement	\$123,300	\$108,200	\$96,400	\$92,900	\$82,200
\$123,300	Imp Res (1)	\$123,300	\$108,200	\$96,400	\$92,700	\$82,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$200	\$200
\$142,400	Total	\$142,400	\$127,300	\$115,500	\$104,300	\$93,600
\$142,400	Total Res (1)	\$142,400	\$127,300	\$115,500	\$104,100	\$93,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$200	\$200

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
F	F		50	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

Data Source Owner Collector 09/17/2024 Nexus Appraiser

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/02/1976	BRODERICK, GUY G/	0	WD	/		I
01/01/1900	TO STONE		WD	/		I

Res

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
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
Total Value	\$19,100

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	53 Partial Story - Befor
Finished Area	2333 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input 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 checked="" type="checkbox"/> Metal	<input 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
Porch, Open Masonry	100	\$6,700

Plumbing

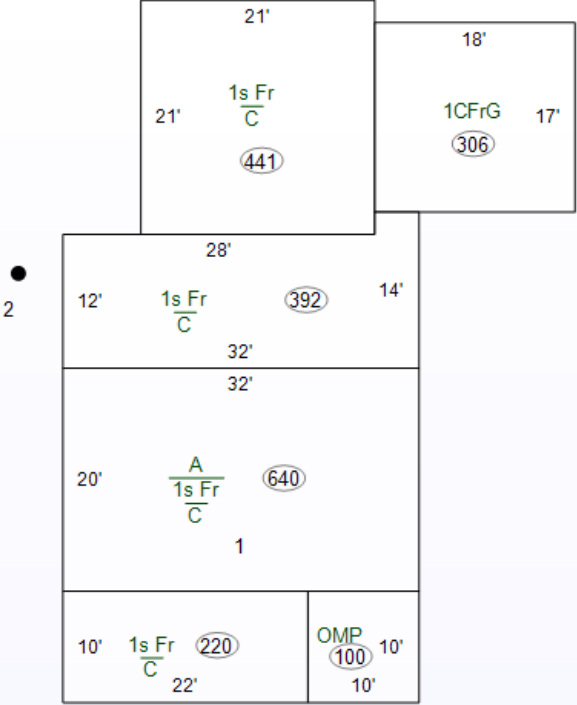
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1693	1693	\$147,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		640	640	\$17,100	
Bsmt					
Crawl		1693	0	\$10,100	
Slab					

Total Base \$174,600

Adjustments 1 Row Type Adj. x 1.00 \$174,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$176,200

Sub-Total, 1 Units

Exterior Features (+)	\$6,700	\$182,900
Garages (+) 306 sqft	\$15,000	\$197,900
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	

Replacement Cost \$170,986

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	1890	1980	45 A		0.96		2,333 sqft	\$170,986	38%	\$106,010	0%	100%	1.350	0.860	100.00	0.00	0.00	\$123,100
2: Utility Shed	1	SV	C	2000	2000	25 A		0.96		6'x10'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$200