

90-08-04-516-015.000-004

General Information

Parcel Number
90-08-04-516-015.000-004

Local Parcel Number
0100714600

Tax ID:

Routing Number
M04.01 R31

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
04

Location Address (1)
534 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

Fink, Candace M

Ownership

Fink, Candace M
534 S Main
Bluffton, IN 46714

Legal

T & SS PT 49-26-12
S/2
T & SS PT 50-26-12
S/2



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 | Reclass |
| 02/24/2025 | As Of Date | 04/13/2025 | 03/30/2024 | 03/14/2023 | 04/07/2022 | 04/09/2021 |
| 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 checked="" type="checkbox"/> |
| \$18,700 | Land | \$18,700 | \$18,700 | \$18,700 | \$12,000 | \$12,000 |
| \$18,700 | Land Res (1) | \$18,700 | \$18,700 | \$18,700 | \$12,000 | \$12,000 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$181,500 | Improvement | \$181,500 | \$191,700 | \$174,000 | \$158,300 | \$139,300 |
| \$181,500 | Imp Res (1) | \$181,500 | \$191,700 | \$174,000 | \$158,300 | \$139,300 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$200,200 | Total | \$200,200 | \$210,400 | \$192,700 | \$170,300 | \$151,300 |
| \$200,200 | Total Res (1) | \$200,200 | \$210,400 | \$192,700 | \$170,300 | \$151,300 |
| \$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 | | 75 | 75x118 | 0.89 | \$280 | \$249 | \$18,675 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$18,680 |

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.20 |
| Actual Frontage | 75 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.20 |
| 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 | 0.20 |
| 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 | \$18,700 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$18,700 |

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

BLUFFTON AVERAGE 150/ 2/2

| | | |
|-----------------------------------|----------------------------|------------------|
| | Sub-Total, One Unit | \$248,700 |
| | Sub-Total, 1 Units | |
| Exterior Features (+) | \$16,000 | \$264,700 |
| Garages (+) 525 sqft | \$21,400 | \$286,100 |
| Quality and Design Factor (Grade) | | 1.10 |
| | Location Multiplier | 0.96 |
| | Replacement Cost | \$302,122 |

| 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 | Wood Fr | C+2 | 1903 | 1970 | 55 A | | 0.96 | | 4,103 sqft | \$302,122 | 40% | \$181,270 | 0% | 100% | 1.410 | 0.710 | 100.00 | 0.00 | 0.00 | \$181,500 |

\$181,500