

90-08-04-518-078.000-004

General Information

Parcel Number
90-08-04-518-078.000-004

Local Parcel Number
0100915100

Tax ID:

Routing Number
M04.01 R46

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)
529 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

HUNT, JEFFERSON W/CYNTHIA

Ownership

HUNT, JEFFERSON W/CYNTHIA S
529 S MAIN
BLUFFTON, IN 46714

Legal

S S PT 23-26-12
EX N/3 & S 50"



529 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/30/1994	HUNT, JEFFERSON	0	WD	129/957		I
08/19/1991	LANNING, ROBERT D	0	WD	126/3		I
01/01/1900	MCLAUGHLIN, E. WA		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
03/05/2025	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"/>
\$18,000	Land	\$18,000	\$18,000	\$18,000	\$10,700	\$10,700
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$10,700	\$10,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$143,200	Improvement	\$143,200	\$140,100	\$127,700	\$116,900	\$104,200
\$143,200	Imp Res (1)	\$143,200	\$140,100	\$127,700	\$116,900	\$104,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$161,200	Total	\$161,200	\$158,100	\$145,700	\$127,600	\$114,900
\$161,200	Total Res (1)	\$161,200	\$158,100	\$145,700	\$127,600	\$114,900
\$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		50	50x140	0.97	\$370	\$359	\$17,950	0%	1.0000	100.00	0.00	0.00	\$17,950

BLUFFTON AVERAGE 150/ 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	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,000

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 1/2

Style

53 Partial Story - Befor

Finished Area

2622 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

Porch, Open Frame

208

\$10,100

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

4

Living Rooms

1

Dining Rooms

1

Family Rooms

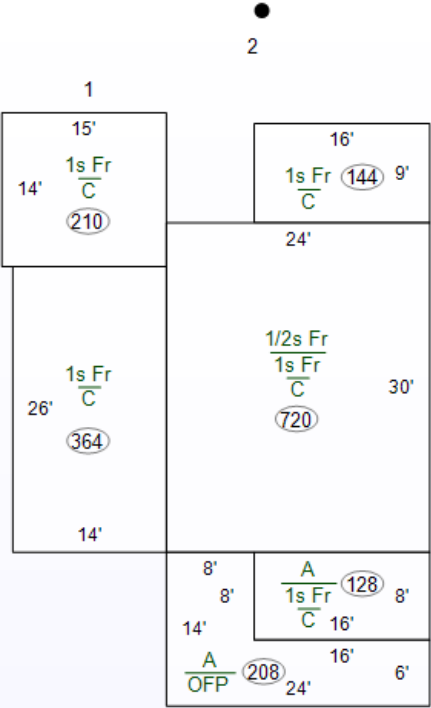
1

Total Rooms

8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1566	1566	\$138,900
2				
3				
4				
1/4				
1/2	1Fr	720	720	\$33,900
3/4				
Attic		336	336	\$10,600
Bsmt				
Crawl		1566	0	\$9,600
Slab				
Total Base				\$193,000
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				MS:1 MO:1
No Heating (-)				\$0
A/C (+)				1:1566 1/2:720 A:336
No Elec (-)				\$0
Plumbing (+ / -)				7 - 5 = 2 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$205,300
Sub-Total, 1 Units				
Exterior Features (+)				\$10,100
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.96
Replacement Cost				\$186,106

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	1975	50	A		0.96		2,622 sqft	\$186,106	40%	\$111,660	0%	100%	1.410	0.860	100.00	0.00	0.00	\$135,400
2: Detached Garage	1	Wood Fr	D	1900	1900	125	A	\$46.21	0.96	\$35.49	20'x22'	\$15,615	50%	\$7,810	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,800