

90-08-04-505-052.000-004

Bickley, Mary Ann

929 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-505-052.000-004

Local Parcel Number

0100729500

Tax ID:**Routing Number**

M04.01 R68

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)

929 S MAIN

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

BLUFFTON 200643 HOUSETYPE

Characteristics**Topography**

High

Public Utilities

All

Streets or Roads

Paved, Sidewalk

Neighborhood Life Cycle Stage**Other**

Printed Tuesday, April 15, 2025

Review Group

2024

Data Source External Only

929 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Ownership

Bickley, Mary Ann

929 S Main St

Bluffton, IN 46714

Transfer of Ownership**Date** Owner**Doc ID** **Code** **Book/Page** **Adj Sale Price** **V/I**

10/07/2015 Bickley, Mary Ann 200984 WR 155/362 |

11/10/1997 Bickley, Myron H / Mar 0 WD 133/542 |

01/01/1900 HORN, DAVID/CARM WD / |

Notes**Legal**

TOWNLEY SOUTH LOT 120 (4-P)

**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

2025

WIP

02/16/2025

Indiana Cost Mod

1.0000

Indiana Cost Mod

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Bickley, Mary Ann

929 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 2554 sqft
 Make

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 |

Floor Finish
 Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

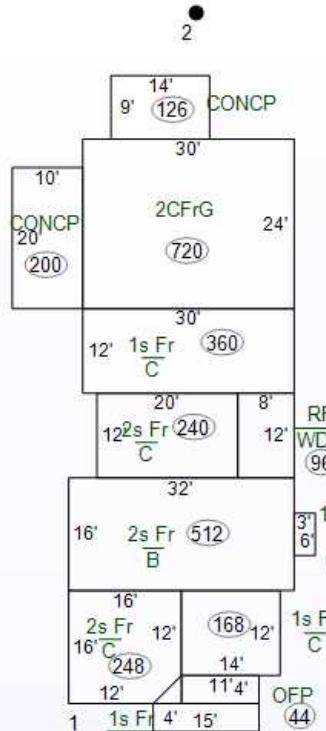
Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

| Description | Area | Value |
|------------------------|------|---------|
| Patio, Concrete | 200 | \$1,500 |
| Porch, Open Frame | 44 | \$4,300 |
| Wood Deck | 96 | \$2,800 |
| Canopy, Roof Extension | 96 | \$1,600 |
| Patio, Concrete | 126 | \$1,000 |
| Stoop, Masonry | 60 | \$2,300 |
| Porch, Open Frame | 8 | \$3,400 |

929 S MAIN

**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

| Cost Ladder | | | | | |
|-----------------------------------|--------|------|--------|-----------|---|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | 1Fr | 1546 | 1546 | \$137,500 | |
| 2 | 1Fr | 1008 | 1008 | \$52,000 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 530 | 0 | \$24,700 | |
| Crawl | | 1016 | 0 | \$7,700 | |
| Slab | | | | | |
| | | | | | Total Base \$221,900 |
| Adjustments | | | | | 1 Row Type Adj. x 1.00 \$221,900 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | | \$0 |
| Rec Room (+) | | | | | \$0 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | | \$0 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | | 1:1546 2:1008 \$6,800 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | | | 7 - 5 = 2 x \$800 \$1,600 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| | | | | | Sub-Total, One Unit \$230,300 |
| | | | | | Sub-Total, 1 Units |
| Exterior Features (+) | | | | | \$16,900 \$247,200 |
| Garages (+) 720 sqft | | | | | \$27,500 \$274,700 |
| Quality and Design Factor (Grade) | | | | | 0.95 |
| Location Multiplier | | | | | 0.96 |
| | | | | | Replacement Cost \$250,526 |

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-1 | 1900 | 1980 | 45 A | | 0.96 | | 3,084 sqft | \$250,526 | 30% | \$175,370 | 0% | 100% | 1.410 | 0.710 | 100.00 | 0.00 | 0.00 | \$175,600 |
| 2: Detached Garage | 1 | Wood Fr | C | 1960 | 1960 | 65 A | \$39.83 | 0.96 | \$38.24 | 22'x31' | \$26,077 | 42% | \$15,120 | 50% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$7,600 |

Total all pages

\$183,200

Total this page

\$183,200