

90-08-04-504-002.000-004

TODD, DOUGLAS LEE

115 W SILVER

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

**General Information****Parcel Number**

90-08-04-504-002.000-004

**Local Parcel Number**

0100666900

**Tax ID:****Routing Number**

M04.08 R18

**Property Class 510 RENTAL**  
1 Family Dwell - Platted Lot**Ownership**

TODD, DOUGLAS LEE

7118 E 200 N

CRAIGVILLE, IN 46731

**Legal**

ARNOLDS 06-26-12

EXC E 89.5'

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/17/2006	TODD, DOUGLAS LE	152898	SW	145/275	\$7,000	I
09/26/2005	AMERICAN GENERA	146716	CD	143/963		I
09/26/2005	HARRIS, MICHAEL C	146716	DF	143/963		I
08/18/1999	HARRIS, MICHAEL C/	0	WD	136/116		I
01/01/1900	HARRIS, THOMAS E/		WD	/		I

**Notes****Year: 2025**

2025

WIP

03/03/2025

Income Approach

1.0000

HARRISON TOWNSHIP

\$8,500

\$0

\$8,500

\$0

\$49,100

\$0

\$49,100

\$0

\$57,600

\$0

\$57,600

\$0

Total Res (1)

\$0

Total Non Res (2)

\$57,600

\$0

Total Non Res (3)

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510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

**General Information**

Occupancy Single-Family  
 Description Single-Family  
 Story Height 2  
 Style 86 Rental - Single fami  
 Finished Area 1065 sqft  
 Make

**Plumbing**

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 checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

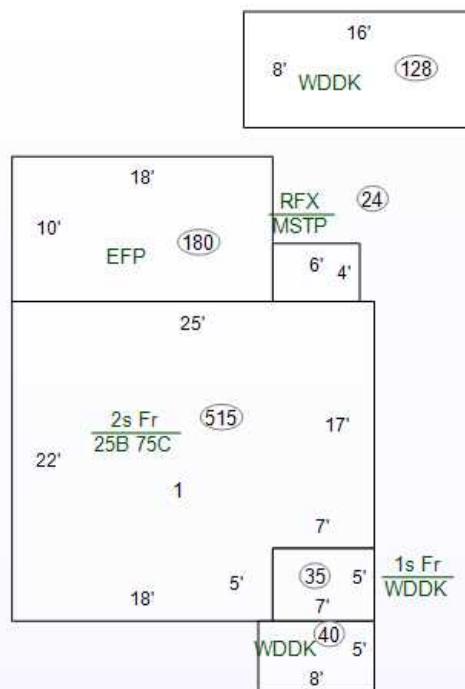
Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing	
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood Shingle	<input checked="" type="checkbox"/> Asphalt
<input type="checkbox"/> Other	

Exterior Features		
Description	Area	Value
Wood Deck	35	\$1,200
Canopy, Roof Extension	24	\$800
Stoop, Masonry	24	\$1,800
Porch, Enclosed Frame	180	\$12,800
Wood Deck	40	\$1,700
Wood Deck	128	\$3,300

**Plumbing**

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

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	515	515	\$66,300
2	1Fr	550	550	\$37,000
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		129	0	\$16,800
Crawl		386	0	\$4,900
Slab				
				<b>Total Base</b> \$125,000
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>			\$125,000
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)			8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
				<b>Sub-Total, One Unit</b> \$127,400
				<b>Sub-Total, 1 Units</b>
Exterior Features (+)			\$21,600	\$149,000
Garages (+) 0 sqft				\$0
				Quality and Design Factor (Grade) 0.90
				Location Multiplier 0.96
				<b>Replacement Cost</b> \$128,736

**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	D+2	1900	1970	55 A		0.96		1,194 sqft	\$128,736	45%	\$70,800	0%	100%	1.350	0.710	0.00	100.00	0.00	\$67,900

Total all pages

\$67,900

Total this page

\$67,900