

90-08-04-504-002.000-004

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

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)
115 W SILVER
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200543 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

TODD, DOUGLAS LEE

Ownership

TODD, DOUGLAS LEE
7118 E 200 N
CRAIGVILLE, IN 46731

Legal

ARNOLDS 06-26-12
EXC E 89.5'



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
03/03/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
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"/>
\$8,500	Land	\$8,500	\$8,000	\$9,600	\$5,000	\$5,100
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$8,500	Land Non Res (2)	\$8,500	\$8,000	\$9,600	\$5,000	\$5,100
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$49,100	Improvement	\$49,100	\$49,600	\$52,800	\$43,000	\$39,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$49,100	Imp Non Res (2)	\$49,100	\$49,600	\$52,800	\$43,000	\$39,200
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$57,600	Total	\$57,600	\$57,600	\$62,400	\$48,000	\$44,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$57,600	Total Non Res (2)	\$57,600	\$57,600	\$62,400	\$48,000	\$44,300
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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		55	55x50	0.62	\$345.45	\$214	\$11,770	0%	1.0000	0.00	100.00	0.00	\$11,770

115 W SILVER

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

Res

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.06
Actual Frontage	55
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$0
CAP 2 Value	\$11,800
CAP 3 Value	\$0
Total Value	\$11,800

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General Information

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

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 checked="" 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
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

TODD, DOUGLAS LEE

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

115 W SILVER

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
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					

Total Base \$125,000

Adjustments 1 Row Type Adj. x 1.00 \$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

Sub-Total, One Unit \$127,400

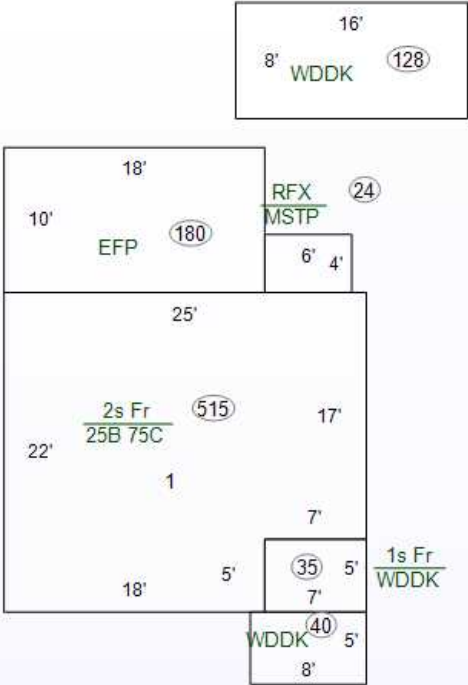
Sub-Total, 1 Units

Exterior Features (+)	\$21,600	\$149,000
Garages (+) 0 sqft	\$0	\$149,000
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	

Replacement Cost \$128,736

Specialty Plumbing

Description	Count	Value
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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