

90-08-04-516-046.000-004

Pence, Erik W

104 W CENTRAL

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-516-046.000-004

Local Parcel Number

0100886200

Tax ID:**Routing Number**

M04.09 R69

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)104 W CENTRAL
BLUFFTON, In 46714**Zoning****Subdivision****Lot****Market Model**

BLUFFTON 200643 HOUSETYPE

Characteristics**Topography** **Flood Hazard**

Rolling

Public Utilities **ERA**

All

Streets or Roads **TIF**

Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024**Data Source** External Only**Ownership**

104 W CENTRAL

Transfer of Ownership

TOWNLEY & SILVERS SOUTH LOT 27-28 (4-L)

Date**Owner****Doc ID****Code****Book/Page****Adj****Sale Price****V/I****Notes**

02/16/2024 Pence, Erik W

20240568 QC / /

10/17/2019 Pence, Erik W/Rickie L

20193602 WR / \$98,000 /

06/25/2014 Akey, Alexander D

194686 PR 153/883 \$95,000 /

07/29/2010 Smith, Keith

173484 WD 149/450 \$49,600 /

07/20/2010 Kain Investing LLC

173366 WD 149/427 \$44,500 /

03/19/2007 Smith, Keith

155372 SW 145/838 \$80,000 /

TOWNLEY & SILVERS SOUTH LOT 27-28 (4-L)

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

AA

AA

AA

AA

AA

03/04/2025

As Of Date

04/13/2025

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

1.0000

Equalization Factor

1.0000

1.0000

1.0000

1.0000

Notice Required**Land**

\$20,500

\$20,500

\$20,500

\$13,300

\$13,300

Land Res (1)

\$20,500

\$20,500

\$20,500

\$13,300

\$13,300

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

\$0

Improvement

\$160,400

\$161,300

\$147,700

\$136,000

\$120,800

Imp Res (1)

\$160,400

\$161,300

\$147,700

\$136,000

\$120,800

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$0

\$0

\$0

\$0

\$0

Total

\$180,900

\$181,800

\$168,200

\$149,300

\$134,100

Total Res (1)

\$180,900

\$181,800

\$168,200

\$149,300

\$134,100

Total Non Res (2)

\$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		78	78x140	0.97	\$271.15	\$263	\$20,514	0%	1.0000	100.00	0.00	0.00	\$20,510

Land Computations

Calculated Acreage	0.25
Actual Frontage	78
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.25
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	0.25
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	\$20,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,500

Collector 05/29/2024

Nexus

Appraiser

90-08-04-516-046.000-004

Pence, Erik W

104 W CENTRAL

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

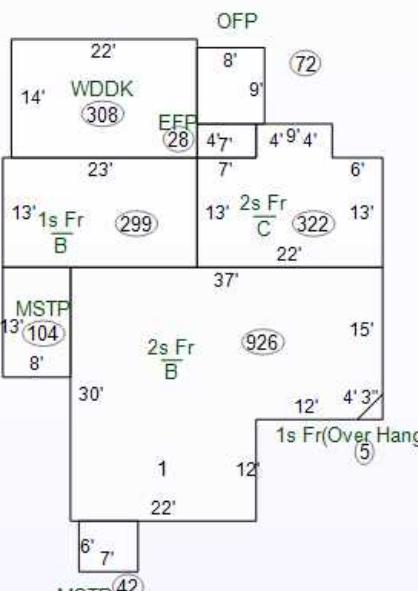
General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	3 9
Story Height	2	Half Bath	0 0
Style	64 Two Story - Before	Kitchen Sinks	1 1
Finished Area	2800 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	5 11

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features		
Description	Area	Value
Stoop, Masonry	42	\$2,300
Stoop, Masonry	104	\$3,200
Porch, Enclosed Frame	28	\$4,800
Wood Deck	308	\$6,300
Porch, Open Frame	72	\$5,300



Specialty Plumbing

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1547	1547	\$137,500
2	1Fr	1253	1253	\$60,500
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1225	0	\$39,800
Crawl		322	0	\$4,600
Slab				
Total Base				\$242,400
Adjustments				\$242,400
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1547 2:1253 \$7,400
No Elec (-)				\$0
Plumbing (+/-)				11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$254,600
Sub-Total, 1 Units				
Exterior Features (+)				\$21,900
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
Replacement Cost				\$252,168

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	1880	1980	45 A		0.96		4,025 sqft	\$252,168	30%	\$176,520	20%	100%	1.410	0.710	100.00	0.00	0.00	\$141,400
2: Detached Garage	1	Wood Fr	C	1996	1996	29 A	\$41.81	0.96	\$40.14	24'x26'	\$25,046	24%	\$19,030	0%	100%	1.000	1.000	100.00	0.00	0.00	\$19,000