

90-08-04-518-036.000-004

General Information

Parcel Number
90-08-04-518-036.000-004

Local Parcel Number
0100751000

Tax ID:

Routing Number
M03.07 R101

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 200643-004
BLUFFTON AVERAGE 150

Section/Plat
04

Location Address (1)
115 E WILEY
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Crown Homes, Inc

Ownership

Crown Homes, Inc
979 N MAIN ST
Bluffton, IN 46714

Legal

S S 23-26-12 S 50' OF E 50'



115 E WILEY

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|----------------------|----------|------|-----------|----------------|-----|
| 12/27/2017 | Crown Homes, Inc | 20172542 | QC | / | | I |
| 05/16/2013 | Ringger, Chad M/Bran | 189293 | WR | 152/545 | \$36,000 | I |
| 11/02/2009 | ADAMS, HELEN SUZ | 169699 | AF | 148/706 | | I |
| 10/20/1999 | WARRENBURG, WAN | 0 | AF | 136/364 | | I |
| 01/01/1900 | WARRENBURG, HER | | WD | / | | I |

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes

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 |
| 02/16/2025 | 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"/> |
| \$4,600 | Land | \$4,600 | \$5,700 | \$5,200 | \$2,700 | \$3,000 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$4,600 | Land Non Res (2) | \$4,600 | \$5,700 | \$5,200 | \$2,700 | \$3,000 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$53,000 | Improvement | \$53,000 | \$51,900 | \$42,800 | \$34,200 | \$33,900 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$53,000 | Imp Non Res (2) | \$53,000 | \$51,900 | \$42,800 | \$34,200 | \$33,900 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$57,600 | Total | \$57,600 | \$57,600 | \$48,000 | \$36,900 | \$36,900 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$57,600 | Total Non Res (2) | \$57,600 | \$57,600 | \$48,000 | \$36,900 | \$36,900 |
| \$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 | 50x50 | 0.56 | \$370 | \$207 | \$10,350 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$10,350 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.06 |
| Actual Frontage | 50 |
| 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 | \$10,400 |
| CAP 3 Value | \$0 |
| Total Value | \$10,400 |

Data Source External Only

Collector 05/22/2024 Nexus

Appraiser

General Information

| | |
|---------------|-------------------------|
| Occupancy | Single-Family |
| Description | Single-Family |
| Story Height | 1 |
| Style | 86 Rental - Single fami |
| Finished Area | 906 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 |
|-------------------|------|---------|
| Porch, Open Frame | 32 | \$3,400 |

Crown Homes, Inc

Plumbing

| | # | TF |
|---------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

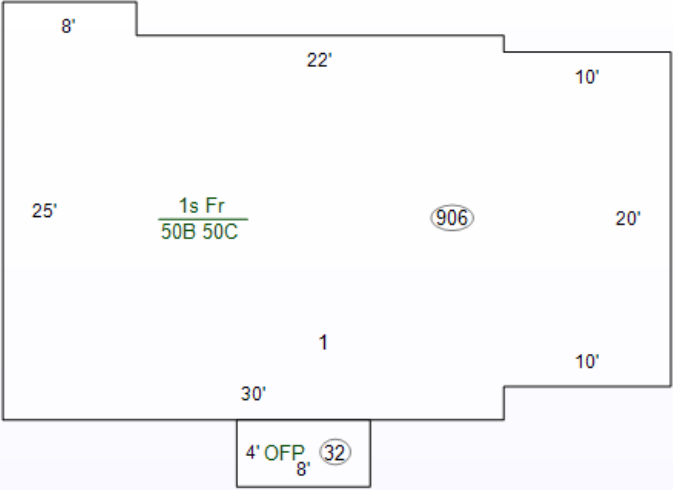
Accommodations

| | |
|--------------|---|
| Bedrooms | 1 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 4 |

Heat Type

Central Warm Air

115 E WILEY



Specialty Plumbing

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

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 906 | 906 | \$96,900 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 453 | 0 | \$22,800 | |
| Crawl | | 453 | 0 | \$5,400 | |
| Slab | | | | | |

Total Base \$125,100

Adjustments 1 Row Type Adj. x 1.00 \$125,100

| | | |
|------------------|-----------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:906 | \$4,400 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$129,500

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|-----------|
| Exterior Features (+) | \$3,400 | \$132,900 |
| Garages (+) 0 sqft | \$0 | \$132,900 |
| Quality and Design Factor (Grade) | | 0.95 |
| Location Multiplier | | 0.96 |

Replacement Cost \$121,205

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 | Wood Fr | C-1 | 1925 | 1980 | 45 A | | 0.96 | | 1,359 sqft | \$121,205 | 30% | \$84,840 | 0% | 100% | 1.410 | 1.000 | 0.00 | 100.00 | 0.00 | \$119,600 |