

90-08-04-505-159.000-004

Captain, Charles N

1127 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-505-159.000-004

Local Parcel Number

0100899500

Tax ID:**Routing Number**

M04.01 R76

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

Captain, Charles N

4087 E 200 S

Bluffton, IN 46714

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/27/2022	Captain, Charles N	20222906	WR	/	\$40,000	I
06/18/1987	BROWN, HELEN R		0	WD	/	I
01/01/1900	TO BROWN,MARY JA			WD	/	I

Notes**Legal**

TOWNLEY SOUTH LOT 210 (4-P)

Routing Number

M04.01 R76

Property Class 510 RENTAL
1 Family Dwell - Platted Lot**Year: 2025****Res****Valuation Records (Work In Progress values are not certified values and are subject to change)****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

4P

Location Address (1)

1127 S MAIN

BLUFFTON, IN 46714

2025

WIP

02/16/2025

Income Approach

1.0000

Notice Required

Assessment Year**Reason For Change**

AA

As Of Date

04/13/2025

Valuation Method

Income Approach

Equalization Factor

1.0000

Notice Required

2025

AA

2024

Misc

2023

Reclass

2022

AA

2024

AA

2023

Misc

2022

Reclass

2021

AA

Res**District 004 (Local 004)**

BLUFFTON CITY-HARRISON TOW

School Corp 8445

M.S.D. BLUFFTON-HARRISON

Neighborhood 200643-004

BLUFFTON AVERAGE 150

Section/Plat

4P

Location Address (1)

1127 S MAIN

BLUFFTON, IN 46714

Zoning**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

Subdivision**F****F**

62

62x170

1.06

\$317.74

\$337

\$20,894

0%

1.0000

0.00

100.00

0.00

\$20,890

Lot**Market Model**

N/A

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**Data Source** External Only**Collector** 09/17/2024**Nexus****Appraiser****Land Computations**

Calculated Acreage 0.24

Actual Frontage 62

Developer Discount

Parcel Acreage 0.24

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 0.24

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 \$20,900

CAP 3 Value \$0

Total Value \$20,900

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Captain, Charles N

1127 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 86 Rental - Single fami
 Finished Area 1260 sqft
 Make

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

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Floor Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Wall Finish
 Metal Asphalt Slate Tile
 Wood Shingle Other

Roofing
 Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	112	\$9,400
Stoop, Masonry	24	\$1,800

Specialty Plumbing

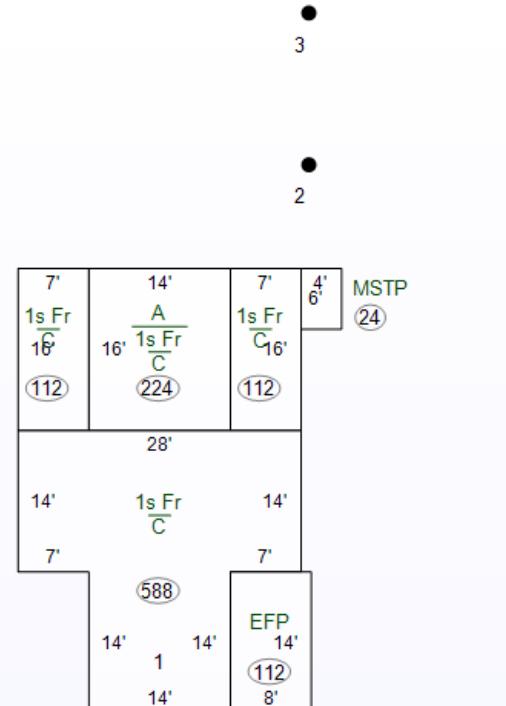
Description	Count	Value
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Summary of Improvements

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	1	Wood Fr	D+2	1900	1980	45 A		0.96		1,260 sqft	\$119,750	38%	\$74,250	0%	100%	1,410	1,000	0.00	100.00	0.00	\$104,700
2: Detached Garage 1	1	Wood Fr	C	1987	1987	38 A	\$41.81	0.96	\$40.14	24'x24'	\$23,119	28%	\$16,650	0%	100%	1,000	1,000	0.00	100.00	0.00	\$16,700
3: Detached Garage 2	1	Wood Fr	D	1900	1900	125 A	\$37.41	0.96	\$25.53	20'x40'	\$20,423	50%	\$10,210	50%	100%	1,000	1,000	0.00	100.00	0.00	\$5,100

Total all pages \$126,500

Total this page \$126,500



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1036	1036	\$106,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic		224	224	\$8,800
Bsmt				
Crawl		1036	0	\$7,700
Slab				
				Total Base \$123,400
Adjustments	1 Row Type Adj. x 1.00			\$123,400
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1036 A:224 \$4,000
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
				Sub-Total, One Unit \$127,400
				Sub-Total, 1 Units
Exterior Features (+)				\$11,200 \$138,600
Garages (+) 0 sqft				\$0 \$138,600
				Quality and Design Factor (Grade) 0.90
				Location Multiplier 0.96
				Replacement Cost \$119,750