

90-08-04-505-122.000-004

MYERS, KAREN S

1011 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-505-122.000-004

Local Parcel Number

0100830500

Tax ID:**Routing Number**

M04.01 R70

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

4P

Location Address (1)

1011 S MAIN

BLUFFTON, IN 46714

Zoning**Subdivision****Lot****Market Model**

BLUFFTON 200643 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

Data Source External Only

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Ownership

MYERS, KAREN S

1011 S MAIN ST

BLUFFTON, IN 46714

Transfer of Ownership**Date****Owner****Doc ID****Code****Book/Page****Adj Sale Price****V/I**

04/04/2003	MYERS, KAREN S	128985	QC	140/701	I
02/01/1996	BOOTH, KAREN SUE	0	QC	131/408	I
01/01/1900	BOOTH, RICHARD A/	WD	/	/	I

Legal

TS LOT 168 00-26-12

TS LOT 169 00-26-12

EX S 55'

**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

2025

WIP

02/16/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

2025

AA

2024

AA

Misc

AA

AA

2022

AA

AA

AA

Land

\$21,600

Land Res (1)

\$21,600

Land Non Res (2)

\$0

Land Non Res (3)

\$0

\$21,600

\$21,600

\$21,600

\$13,700

\$13,700

\$0

\$0

\$0

\$21,600

\$13,700

\$13,700

\$0

\$0

\$0

\$0

\$0

Improvement

\$188,100

Imp Res (1)

\$188,100

Imp Non Res (2)

\$0

Imp Non Res (3)

\$0

\$183,500

\$167,200

\$167,200

\$153,100

\$153,100

\$136,100

\$136,100

\$0

Total

\$209,700

Total Res (1)

\$209,700

Total Non Res (2)

\$0

Total Non Res (3)

\$0

\$205,100

\$188,800

\$188,800

\$166,800

\$166,800

\$149,800

\$149,800

\$0

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MYERS, KAREN S

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 1/2
 Style 53 Partial Story - Before
 Finished Area 2497 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

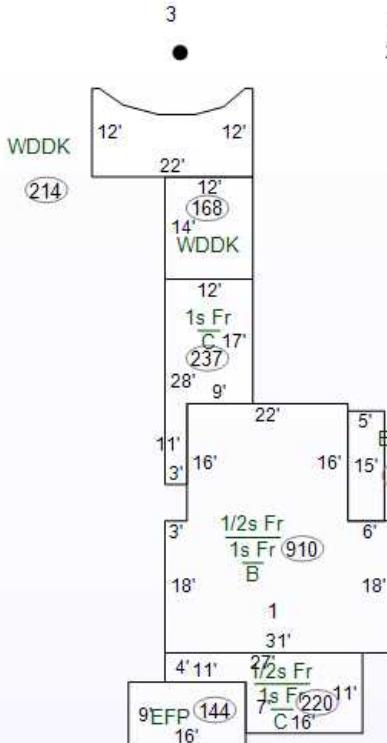
Exterior Features

Description	Area	Value
Porch, Enclosed Frame	144	\$11,600
Porch, Enclosed Frame	75	\$7,800
Wood Deck	168	\$4,100
Wood Deck	214	\$5,000

Plumbing

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

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BLUFFTON AVERAGE 150/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1367	1367	\$127,900	
2					
3					
4					
1/4					
1/2	1Fr	1130	1130	\$43,800	
3/4					
Attic					
Bsmt	910	0	\$32,600		
Crawl	457	0	\$5,400		
Slab					
					Total Base \$209,700
Adjustments	1 Row Type Adj. x 1.00				\$209,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1367 1/2:1130	\$5,900
No Elec (-)					\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$218,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$28,500	\$246,500
Garages (+) 0 sqft				\$0	\$246,500
Quality and Design Factor (Grade)				0.95	
Location Multiplier				0.96	
				Replacement Cost	\$224,808

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 1/2	Wood Fr	C-1	1880	1975	50 A		0.96		3,407 sqft	\$224,808	35%	\$146,130	0%	100%	1.410	0.860	100.00	0.00	0.00	\$177,200
2: Detached Garage	1	Wood Fr	D	1900	1900	125 A	\$39.83	0.96	\$30.59	21'x34'	\$21,841	50%	\$10,920	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,900
3: Pool, Above Ground (circu	1	SV	C	1996	1996	29 A		0.96		24' Circ		85%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$0