

90-08-04-516-046.000-004

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

Pence, Erik W

Ownership

Pence, Erik W  
104 W Central Ave  
Bluffton, IN 46714

Legal

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



104 W CENTRAL

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/16/2024	Pence, Erik W	20240568	QC	/		I
10/17/2019	Pence, Erik W/Rickie L	20193602	WR	/	\$98,000	I
06/25/2014	Akey, Alexander D	194686	PR	153/883	\$95,000	I
07/29/2010	Smith, Keith	173484	WD	149/450	\$49,600	I
07/20/2010	Kain Investing LLC	173366	WD	149/427	\$44,500	I
03/19/2007	Smith, Keith	155372	SW	145/838	\$80,000	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
03/04/2025	As Of Date	04/13/2025	03/30/2024	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	Indiana Cost Mod
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"/>
\$20,500	Land	\$20,500	\$20,500	\$20,500	\$13,300	\$13,300
\$20,500	Land Res (1)	\$20,500	\$20,500	\$20,500	\$13,300	\$13,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$160,400	Improvement	\$160,400	\$161,300	\$147,700	\$136,000	\$120,800
\$160,400	Imp Res (1)	\$160,400	\$161,300	\$147,700	\$136,000	\$120,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$180,900	Total	\$180,900	\$181,800	\$168,200	\$149,300	\$134,100
\$180,900	Total Res (1)	\$180,900	\$181,800	\$168,200	\$149,300	\$134,100
\$0	Total Non Res (2)	\$0	\$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

Data Source External Only

Collector 05/29/2024 Nexus

Appraiser

**BLUFFTON AVERAGE 150/** 2/2

\$160,400