

90-08-04-539-035.000-004

General Information

Parcel Number
90-08-04-539-035.000-004

Local Parcel Number
0100676600

Tax ID:

Routing Number
M04.01 R37

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 200543-004
BLUFFTON AVERAGE 132

Section/Plat
4G

Location Address (1)
401 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200543 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

Shively, Drew/Alivia

Ownership

Shively, Drew/Alivia
401 S Main
Bluffton, IN 46714

Legal

ORIG PT 201
EX E 41'



401 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/21/2020	Shively, Drew/Alivia	20205674	LW	/	\$143,500	I
09/23/2019	Sunset Holdings, LLC	20193252	QC	/		I
02/08/2018	ACS Commercial Prop	20180472	QC	/		I
01/22/2018	Shively, Andrew C	20180265	WR	/	\$72,000	I
10/24/2016	Gerber, Nathan	206127	SW	156/668	\$31,600	I
03/17/2016	Secretary of Houseing	203083	CW	155/911	\$74,760	I

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"/>
\$18,300	Land	\$18,300	\$18,300	\$18,300	\$11,600	\$11,600
\$18,300	Land Res (1)	\$18,300	\$18,300	\$18,300	\$11,600	\$11,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$196,100	Improvement	\$196,100	\$196,800	\$175,400	\$168,900	\$150,400
\$196,100	Imp Res (1)	\$196,100	\$196,800	\$175,400	\$168,900	\$150,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$214,400	Total	\$214,400	\$215,100	\$193,700	\$180,500	\$162,000
\$214,400	Total Res (1)	\$214,400	\$215,100	\$193,700	\$180,500	\$162,000
\$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 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')

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		70	70x99	0.89	\$292.86	\$261	\$18,270	0%	1.0000	100.00	0.00	0.00	\$18,270

BLUFFTON AVERAGE 132/ 1/2

Notes

Land Computations

Calculated Acreage	0.16
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$18,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,300

