

90-08-04-400-002.000-004

General Information

Parcel Number  
90-08-04-400-002.000-004

Local Parcel Number  
0100657101

Tax ID:

Routing Number  
M04.01 R25

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  
04

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography  
Level

Flood Hazard  
☐

Public Utilities  
All

ERA  
☐

Streets or Roads  
Paved, Sidewalk

TIF  
☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Brown, Travis R/Katherine J

Ownership

Brown, Travis R/Katherine J  
632 S Main  
Bluffton, IN 46714

Legal

(04-L) 0.400A PT NW SE W OF LOTS 1 & 2



632 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/27/2018	Brown, Travis R/Kathe	20181454	QC	/	\$118,000	I
10/23/1996	Sovereign Financial M	0	QC	132/227		I
01/01/1900	KAIN, NORMAN/SALL		WD	/		I

510, 1 Family Dwell - Platted Lot

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	Misc	AA	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$26,500	Land	\$26,500	\$26,500	\$26,500	\$17,600	\$17,600
\$26,500	Land Res (1)	\$26,500	\$26,500	\$26,500	\$17,600	\$17,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$201,400	Improvement	\$201,400	\$163,000	\$145,400	\$140,100	\$124,300
\$201,400	Imp Res (1)	\$201,400	\$163,000	\$145,400	\$138,200	\$122,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$1,900	\$1,800
\$227,900	Total	\$227,900	\$189,500	\$171,900	\$157,700	\$141,900
\$227,900	Total Res (1)	\$227,900	\$189,500	\$171,900	\$155,800	\$140,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$1,900	\$1,800

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		97	97x295	1.20	\$227.84	\$273	\$26,481	0%	1.0000	100.00	0.00	0.00	\$26,480

Land Computations

Calculated Acreage	0.66
Actual Frontage	97
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.66
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	0.66
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	\$26,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$26,500

BLUFFTON AVERAGE 132/ 1/2

Notes

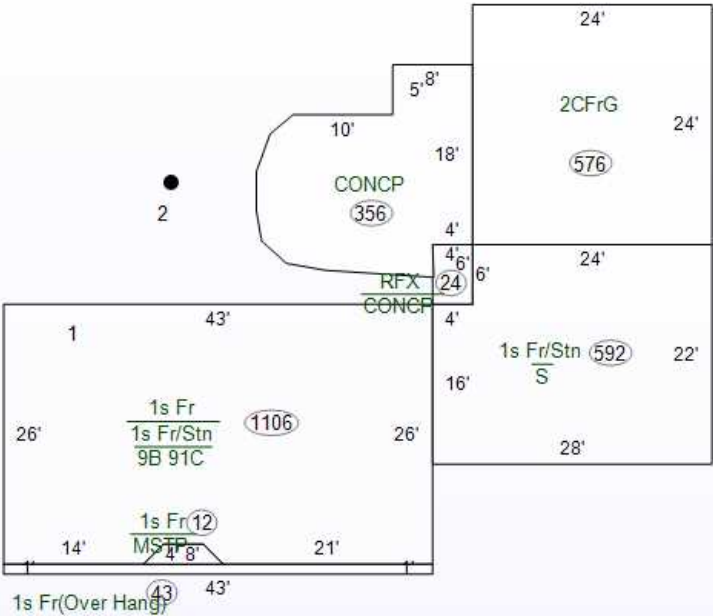
General Information		Plumbing	
Occupancy	Single-Family		# TF
Description	Single-Family	Full Bath	2 6
Story Height	2	Half Bath	1 2
Style	63 Two Story - 1950-1	Kitchen Sinks	1 1
Finished Area	2859 sqft	Water Heaters	1 1
Make		Add Fixtures	1 1
Floor Finish		Total	6 11

Accommodations			
Bedrooms		4	
Living Rooms		1	
Dining Rooms		0	
Family Rooms		1	
Total Rooms		7	

Heat Type			
Central Warm Air			

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
Stoop, Masonry	12	\$1,800
Patio, Concrete	24	\$200
Canopy, Roof Extension	24	\$800
Patio, Concrete	356	\$2,500



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1698	1698	\$149,900	
2	1Fr	1161	1161	\$57,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		100	0	\$16,400	
Crawl		1006	0	\$7,600	
Slab		592	0	\$0	
		Total Base			\$230,900
Adjustments		1 Row Type Adj. x 1.00			\$230,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$4,500
No Heating (-)					\$0
A/C (+)			1:1698 2:1161		\$7,600
No Elec (-)					\$0
Plumbing (+ / -)			11 – 5 = 6 x \$800		\$4,800
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$247,800
Sub-Total, 1 Units					
Exterior Features (+)				\$5,300	\$253,100
Garages (+) 576 sqft				\$24,700	\$277,800
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.96
Replacement Cost					\$266,688

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	2	1/6 Maso	C	1955	2000	25	A		0.96		2,959 sqft	\$266,688	22%	\$208,020	0%	100%	1.350	0.710	100.00	0.00	0.00	\$199,400
2: Pool, In Ground	1		C	1962	1962	63	A	\$44.06	0.96	\$51.16	20'x40'	\$13,077	85%	\$1,960	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,000