

90-08-04-504-014.000-004

Honey Rock Rentals, LLC

828 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-504-014.000-004

Local Parcel Number

01008555500

Tax ID:**Routing Number**

M04.01 R15

Property Class 510 RENTAL
1 Family Dwell - Platted Lot**Ownership**Honey Rock Rentals, LLC
5060 W 350 S

Berne, IN 46711

Legal

ARNOLDS LOT 6 (4-P) E 89.5'

828 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

Notes

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/03/2024	Honey Rock Rentals, L	20240021	QC	/		I
07/24/2023	Moser, Kevin/Cassie	20232276	WR	/	\$65,000	I
10/11/2022	TSI Incorporated	20224301	CS	/	\$65,000	I
12/11/2013	TSI Incorporated	192373	WR	153/290	\$60,000	I
07/06/2010	Spaulding, Amy L	173224	TD	149/397	\$55,500	I
04/24/2009	FENSTERMAKER, LA	166709	QC	148/172		I

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 200543-004

BLUFFTON AVERAGE 132

Section/Plat

04

Location Address (1)

828 S MAIN

BLUFFTON, IN 46714

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	AA	AA	AA	AA	AA	AA
02/26/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Income Approach	Income Approach	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
	Notice Required					
	<input type="checkbox"/>					
	Land	\$9,200	\$10,600	\$15,200	\$9,000	\$9,000
	Land Res (1)	\$0	\$0	\$15,200	\$9,000	\$9,000
	Land Non Res (2)	\$9,200	\$10,600	\$0	\$0	\$0
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$72,400	\$71,000	\$91,200	\$87,800	\$77,300
	Imp Res (1)	\$0	\$0	\$91,200	\$87,800	\$77,300
	Imp Non Res (2)	\$72,400	\$71,000	\$0	\$0	\$0
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Total	\$81,600	\$81,600	\$106,400	\$96,800	\$86,300
	Total Res (1)	\$0	\$0	\$106,400	\$96,800	\$86,300
	Total Non Res (2)	\$81,600	\$81,600	\$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		50	50x85	0.82	\$370	\$303	\$15,150	0%	1.0000	0.00	100.00	0.00	\$15,150

Land Computations

Calculated Acreage	0.10
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.10
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	0.10
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	\$15,200
CAP 3 Value	\$0
Total Value	\$15,200

Zoning**Subdivision****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, 2024

Review Group 2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-504-014.000-004

Honey Rock Rentals, LLC**General Information**

		#	TF
Occupancy	Single-Family		
Description	Single-Family	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	86 Rental - Single fami	Kitchen Sinks	1 1
Finished Area	1199 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	3 5

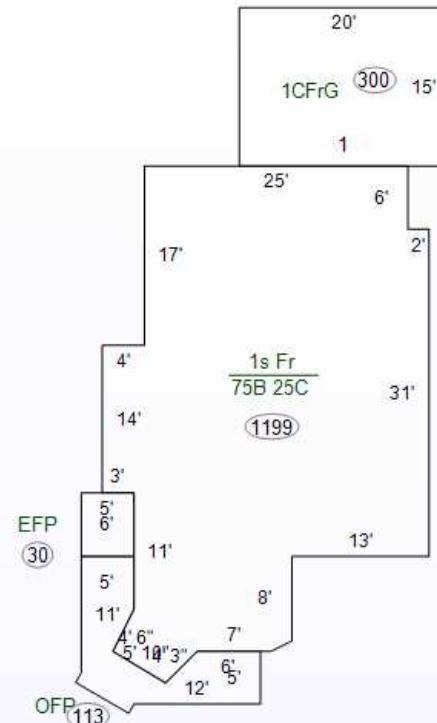
Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features

Description	Area	Value
Porch, Open Frame	113	\$7,500
Porch, Enclosed Frame	30	\$4,800

828 S MAIN**510, 1 Family Dwell - Platted Lot****BLUFFTON AVERAGE 132/ 2/2****Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1199	1199	\$117,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		899	0	\$32,600	
Crawl		300	0	\$4,500	
Slab					
					Total Base \$154,800
Adjustments	1 Row Type Adj. x 1.00				\$154,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1199	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$159,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$12,300	\$171,300
Garages (+) 300 sqft				\$15,000	\$186,300
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.96	
				Replacement Cost	\$160,963

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	1910	1970	55 A		0.96		2,098 sqft	\$160,963	45%	\$88,530	0%	100%	1.350	1.000	0.00	100.00	0.00	\$119,500