

90-08-04-516-043.000-004

General Information

Parcel Number
90-08-04-516-043.000-004

Local Parcel Number
0100881700

Tax ID:

Routing Number
M04.09 R72

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)
118 W CENTRAL
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Bennett, Jason C

Ownership

Bennett, Jason C
118 W Central Ave
Bluffton, IN 46714

Legal

TOWNLEY & SILVERS SOUTH LOT 29 & 30 LOT
#4-5 EX E 12' (4-L)



118 W CENTRAL

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/21/2019	Bennett, Jason C	20190830	WR	/	\$113,000	I
08/11/2009	McEvoy, Eric E/Shann	168539	WD	148/438	\$92,000	I
02/25/1986	HARRIS, WAYNE A/B	0	WD	/		I
01/01/1900	TO HARRIS		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
03/04/2025	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"/>
\$20,800	Land	\$20,800	\$20,800	\$20,800	\$12,400	\$12,400
\$20,800	Land Res (1)	\$20,800	\$20,800	\$20,800	\$12,400	\$12,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$124,700	Improvement	\$124,700	\$123,300	\$112,500	\$103,200	\$90,900
\$124,700	Imp Res (1)	\$124,700	\$123,300	\$112,500	\$101,100	\$89,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$2,100	\$1,900
\$145,500	Total	\$145,500	\$144,100	\$133,300	\$115,600	\$103,300
\$145,500	Total Res (1)	\$145,500	\$144,100	\$133,300	\$113,500	\$101,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$2,100	\$1,900

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		52	52x215	1.11	\$359.62	\$399	\$20,748	0%	1.0000	100.00	0.00	0.00	\$20,750

Land Computations

Calculated Acreage	0.26
Actual Frontage	52
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.26
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	0.26
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	\$20,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,800

BLUFFTON AVERAGE 150/ 1/2

Notes

