

90-08-04-516-067.000-004

General Information

Parcel Number
90-08-04-516-067.000-004

Local Parcel Number
0100956000

Tax ID:

Routing Number
M04.09 R168

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
4L

Location Address (1)
116 W WILEY
BLUFFTON, In 46714

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, 2025

Review Group 2024

Zimmerman, Seth Michael

Ownership

Zimmerman, Seth Michael
116 W Wiley Ave
Bluffton, IN 46714

Legal

T & SS 105 00-26-12



116 W WILEY

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/07/2013	Zimmerman, Seth Mic	189602	WR	152/628	\$67,779	I
12/13/2012	Halberstadt etal, Sally	186632	AF	152/48		I
01/01/1900	WILLEY, RICHARD V/		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	AA	AA	AA
02/16/2025	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"/>
\$19,400	Land	\$19,400	\$19,400	\$19,400	\$11,900	\$11,900
\$19,400	Land Res (1)	\$19,400	\$19,400	\$19,400	\$11,900	\$11,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$149,000	Improvement	\$149,000	\$125,200	\$114,100	\$104,600	\$92,600
\$149,000	Imp Res (1)	\$149,000	\$125,200	\$114,100	\$104,600	\$92,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$168,400	Total	\$168,400	\$144,600	\$133,500	\$116,500	\$104,500
\$168,400	Total Res (1)	\$168,400	\$144,600	\$133,500	\$116,500	\$104,500
\$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		59	59x150	1.00	\$328.81	\$329	\$19,411	0%	1.0000	100.00	0.00	0.00	\$19,410

Land Computations

Calculated Acreage	0.20
Actual Frontage	59
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$19,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,400

BLUFFTON AVERAGE 150/ 1/2

Notes

Data Source External Only

Collector 05/31/2024 Nexus

Appraiser

Zimmerman, Seth Michael

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	42 One Story Older St
Finished Area	1772 sqft
Make	

<input type="checkbox"/> Earth	<input checked="" 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	

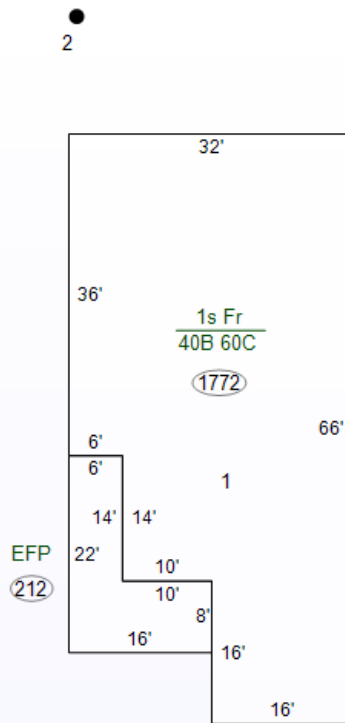
☒ Plaster/Drywall ☐ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Description	Area	Value
Porch, Enclosed Frame	212	\$13,800

Plumbing		
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Central Warm Air

BLUFFTON AVERAGE 150/ 2/2

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1772	1772	\$152,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		709	0	\$28,600	
Crawl		1063	0	\$7,900	
Slab					

Adjustments	1 Row Type Adj. x 1.00	\$189,100
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Ex Liv Units (+)	\$0
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Loft (+)	\$0
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No Heating (-)	\$0
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No Elec (-)	\$0
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Spec Plumb (+)	\$0
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Sub-Total, One Unit	\$196,900
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Exterior Features (+)	\$13,800	\$210,700
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Quality and Design Factor (Grade)	0.90
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Replacement Cost	\$182,045
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Description	Story	Constr	Grade	Year	Eff	Eff Co	Base	LCM	Adj	Size	PCN	Norm	Remain.	Abn	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
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Description	Height	Type	Grade	Built	Year	Age	nd	Rate	LCM	Rate	Size	RON	Dep	Value	Obs	FC	Nbrd	Intrt	Cap 1	Cap 2	Cap 3	Improv Value	
1: Single-Family	1	Wood	Fr	D+2	1900	1970	55	A		0.96	2,481 sqft	\$182,045	45%	\$100,120	0%	100%	1.410	1.000	100.00	0.00	0.00	\$141,200	
2: Detached Garage	1	Wood	Fr	D	1920	1920	105	A	\$46.21	0.96	\$35.49	20'x22'	\$15,615	50%	\$7,810	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,800

\$149,000

\$149,000