

90-08-04-518-010.000-004

General Information

Parcel Number
90-08-04-518-010.000-004

Local Parcel Number
0100679500

Tax ID:

Routing Number
M04.01 R50

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)
613 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 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

Gross, Adam

Ownership

Gross, Adam
613 S Main
Bluffton, IN 46714

Legal

PORTION 4 04-26-12 .160A
PT NWSE N OF LOT 24 TOWN S



613 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/09/2020	Gross, Adam	20205486	WR	/	\$182,000	I
12/22/2014	Saige, Jody C/Megan	197045	WR	154/476	\$171,000	I
11/16/2007	ALFELD, CHRISTOPH	159033	WD	146/596	\$171,250	I
12/19/1994	MILLER, DUANE S/CA	0	WD	130/201		I
05/03/1978	GEHRING, CLARRIN	0	WD	/		I
01/01/1900	TO GEHRING		WD	/		I

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes

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"/>
\$18,000	Land	\$18,000	\$18,000	\$18,000	\$10,700	\$10,700
\$18,000	Land Res (1)	\$18,000	\$18,000	\$18,000	\$10,700	\$10,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$221,600	Improvement	\$221,600	\$245,800	\$225,800	\$207,900	\$186,300
\$221,600	Imp Res (1)	\$221,600	\$245,800	\$225,800	\$207,900	\$186,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$239,600	Total	\$239,600	\$263,800	\$243,800	\$218,600	\$197,000
\$239,600	Total Res (1)	\$239,600	\$263,800	\$243,800	\$218,600	\$197,000
\$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 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		50	50x140	0.97	\$370	\$359	\$17,950	0%	1.0000	100.00	0.00	0.00	\$17,950

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
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	\$18,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,000

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

90-08-04-518-010.000-004

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	3231 sqft
Make	

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 checked="" 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"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	309	\$14,000
Patio, Concrete	555	\$4,500

Gross, Adam

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

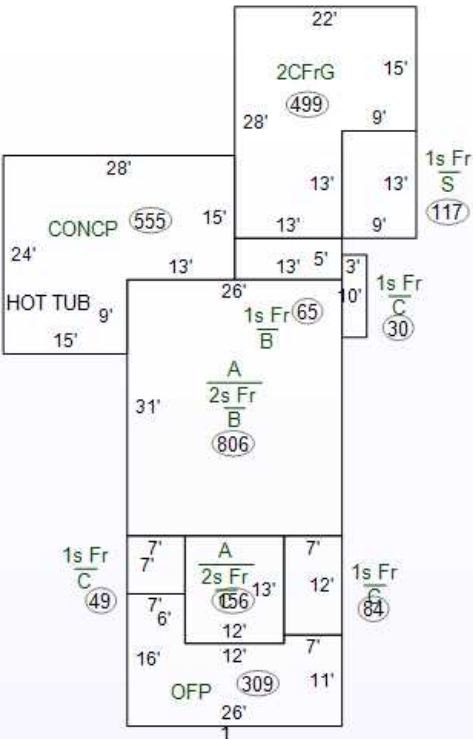
Heat Type

Central Warm Air

613 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2



Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Totals
1	1Fr	1307	1307	\$124,300
2	1Fr	962	962	\$50,400
3				
4				
1/4				
1/2				
3/4				
Attic		962	962	\$21,600
Bsmt		838	0	\$31,600
Crawl		319	0	\$4,600
Slab		117	0	\$0
Total Base				\$232,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1307 2:962 A:962 \$7,200
No Elec (-)				\$0
Plumbing (+ / -)				9 - 5 = 4 x \$800 \$3,200
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$242,900
Sub-Total, 1 Units				
Exterior Features (+)				\$18,500 \$261,400
Garages (+) 499 sqft				\$20,100 \$281,500
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.96
Replacement Cost				\$283,752

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	Wood Fr	C+1	1891	2000	25	A		0.96		4,069 sqft	\$283,752	22%	\$221,330	0%	100%	1.410	0.710	100.00	0.00	0.00	\$221,600