

90-08-04-400-022.000-004

ANDERSON, JAMES S/DONNA

519 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-400-022.000-004

Local Parcel Number

0100804900

Tax ID:**Routing Number**

M04.01 R44

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

4L

Location Address (1)

519 S MAIN

BLUFFTON, In 46714

Zoning**Subdivision****Lot****Market Model**

BLUFFTON 200543 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**Data Source** External Only

519 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

Ownership

ANDERSON, JAMES S/DONNA M

519 S MAIN
BLUFFTON, IN 46714**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/14/1986	ANDERSON, JAMES	0	WD	/		I
09/18/1985	GENTIS	0	WD	/		I
01/01/1900	TO SHAW		WD	/		I

Notes**Legal**(4-L) 0.160A PT NW SE W OF LOT 22 SILVERS
SOUTH**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	AA	AA	AA	AA	AA	AA
02/16/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	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	\$19,100	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
Land Res (1)	\$19,100	\$19,100	\$19,100	\$19,100	\$11,400	\$11,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$220,900	\$217,600	\$197,900	\$192,700	\$172,500	
Imp Res (1)	\$220,900	\$217,600	\$197,900	\$192,700	\$172,500	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$240,000	\$236,700	\$217,000	\$204,100	\$183,900	
Total Res (1)	\$240,000	\$236,700	\$217,000	\$204,100	\$183,900	
Total Non Res (2)	\$0	\$0	\$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	50x141	1.03	\$370	\$381	\$19,050	0%	1.0000	100.00	0.00	0.00	\$19,050

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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

Collector 09/17/2024

Nexus

Appraiser

90-08-04-400-022.000-004

ANDERSON, JAMES S/DONNA

519 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

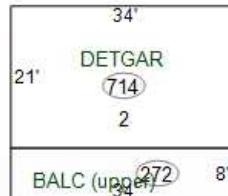
General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 2348 sqft
 Make

Plumbing

	#	TF
Full Bath	1	3
Half Bath	3	6
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	8	13

HOT TUB



Floor Finish
 Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

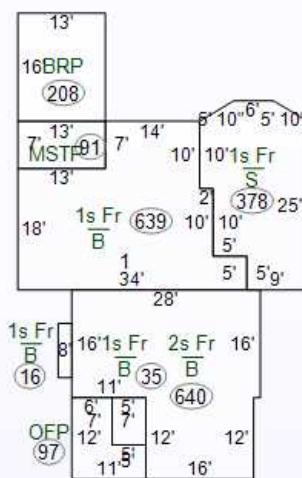
Description	Area	Value
Porch, Open Frame	97	\$6,300
Stoop, Masonry	91	\$3,200
Patio, Brick	208	\$3,500

Plumbing**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air

**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1708	1708	\$147,400	
2	1Fr	640	640	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1330	0	\$41,900	
Crawl					
Slab		378	0	\$0	
Total Base					\$230,200
Adjustments					\$230,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					MO:2 \$7,000
No Heating (-)					\$0
A/C (+)					1:1708 2:640 \$6,500
No Elec (-)					\$0
Plumbing (+ / -)					13 - 5 = 8 x \$800 \$6,400
Spec Plumb (+)					\$1,800
Elevator (+)					\$0
Sub-Total, One Unit					\$251,900
Sub-Total, 1 Units					
Exterior Features (+)					\$13,000
Garages (+) 0 sqft					\$0
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.96
Replacement Cost					\$254,304

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	1900	1980	45 A		0.96		3,678 sqft	\$254,304	30%	\$178,010	0%	100%	1,350	0.710	100.00	0.00	0.00	\$170,600
2: Detached Garage	1	Wood Fr	C	1900	1900	125 A	\$39.83	0.96	\$38.24	21'x34'	\$91,372	45%	\$50,250	0%	100%	1,000	1.000	100.00	0.00	0.00	\$50,300

Total all pages

\$220,900

Total this page

\$220,900