

90-08-04-505-134.000-004

Boots, Shane M/Megan M

1029 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-505-134.000-004

**Local Parcel Number**

0100867600

**Tax ID:****Routing Number**

M04.01 R73

**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**

4P

**Location Address (1)**

1029 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

**Ownership**

Boots, Shane M/Megan M

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I	Notes
09/22/2011	Boots, Shane M/Mega	179517	WD	150/636	\$157,500	I	
02/17/2004	WEINSTOCK, DANIEL	136741	WD	141/787	\$112,000	I	
01/01/1900	REIDENBACH, BONNI		WD	/		I	

**Legal**

TOWNLEY SOUTH LOT 171 (4-P)

**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

WIP	2025	Assessment Year	2025	2024	2023	2022	2021
	Reason For Change	AA	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					
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
	Notice Required	<input type="checkbox"/>					
	<b>Land</b>	<b>\$20,900</b>	<b>\$20,900</b>	<b>\$20,900</b>	<b>\$13,000</b>	<b>\$13,000</b>	
	Land Res (1)	\$20,900	\$20,900	\$20,900	\$13,000	\$13,000	
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
	<b>Improvement</b>	<b>\$250,400</b>	<b>\$248,300</b>	<b>\$225,300</b>	<b>\$205,100</b>	<b>\$182,200</b>	
	Imp Res (1)	\$250,400	\$248,300	\$225,300	\$205,100	\$182,200	
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
	<b>Total</b>	<b>\$271,300</b>	<b>\$269,200</b>	<b>\$246,200</b>	<b>\$218,100</b>	<b>\$195,200</b>	
	Total Res (1)	\$271,300	\$269,200	\$246,200	\$218,100	\$195,200	
	Total Non Res (2)	\$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		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	100.00	0.00	0.00	\$20,890

**Land Computations**

Calculated Acreage	0.24
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.24
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	0.24
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	\$20,900
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$20,900</b>

Data Source Owner

Collector 09/17/2024 Nexus

Appraiser

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Boots, Shane M/Megan M

**General Information**

		#	TF
Occupancy	Single-Family		
Description	Single-Family	Full Bath	3 9
Story Height	2	Half Bath	1 2
Style	64 Two Story - Before	Kitchen Sinks	1 1
Finished Area	2824 sqft	Water Heaters	1 1
Make		Add Fixtures	1 1
		Total	7 14

**Floor Finish**

- Earth       Tile  
 Slab       Carpet  
 Sub & Joist       Unfinished  
 Wood       Other  
 Parquet

**Wall Finish**

- Plaster/Drywall       Unfinished  
 Paneling       Other  
 Fiberboard

**Accommodations**

<b>Bedrooms</b>	5
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	10

**Heat Type**

Central Warm Air

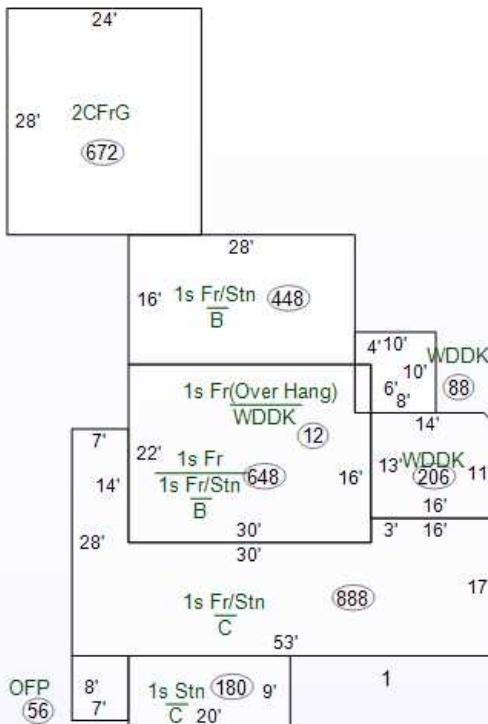
**Roofing**

- Built-Up       Metal       Asphalt       Slate       Tile  
 Wood Shingle       Other

**Exterior Features**

Description	Area	Value
Wood Deck	12	\$1,200
Wood Deck	206	\$4,600
Porch, Open Frame	56	\$4,300
Wood Deck	88	\$2,800

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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	2164	2164	\$182,900	
2	1Fr	660	660	\$40,900	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1096	0	\$36,900	
Crawl		1068	0	\$7,900	
Slab					
					<b>Total Base</b> \$268,600
<b>Adjustments</b>					<b>1 Row Type Adj. x 1.00</b> \$268,600
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					2:592 \$6,700
Loft (+)					\$0
Fireplace (+)					MS:1 MO:1 PO:1 \$6,100
No Heating (-)					\$0
A/C (+)					1:2164 2:660 \$7,800
No Elec (-)					\$0
Plumbing (+ / -)					14 – 5 = 9 x \$800 \$7,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
					<b>Sub-Total, One Unit</b> \$296,400
					<b>Sub-Total, 1 Units</b>
Exterior Features (+)					\$12,900 \$309,300
Garages (+) 672 sqft					\$26,000 \$335,300
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.96
					<b>Replacement Cost</b> \$337,982

**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	2/6 Maso	C+1	1900	1990	35 A		0.96		3,920 sqft	\$337,982	26%	\$250,110	0%	100%	1.410	0.710	100.00	0.00	0.00	\$250,400

Total all pages

\$250,400

Total this page

\$250,400