

90-08-04-504-003.000-004

MICHAEL, CHARLES ALLEN

820 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-504-003.000-004

Local Parcel Number

0100677400

Tax ID:**Routing Number**

M04.01 R17

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

4P

Location Address (1)

820 S MAIN

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**Data Source** External Only

820 S MAIN

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BLUFFTON AVERAGE 132/ 1/2

Ownership

MICHAEL, CHARLES ALLEN

820 S MAIN

BLUFFTON, IN 46714

Transfer of Ownership**Date** Owner

Doc ID Code Book/Page Adj Sale Price V/I

09/07/2004 MICHAEL, CHARLES 140472 WD 142/553 \$37,500 I

01/01/1900 BRINNEMAN, VERO 1 WD / I

Notes**Legal**

ARNOLDS 04-26-12

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

2025

WIP

02/27/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

AA

AA

AA

AA

AA

2024

AA

AA

AA

AA

AA

2023

2022

2021

Reason For Change**As Of Date****Valuation Method****Equalization Factor****Notice Required****Land**

\$19,100

\$19,100

\$0

\$0

\$98,700

\$98,700

\$0

\$0

\$117,800

\$117,800

\$0

\$0

Land Res (1)

\$19,100

\$19,100

\$0

\$0

Land Non Res (2)

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

Improvement

\$98,700

\$84,500

\$75,600

\$75,600

Total

\$117,800

\$103,600

\$94,700

\$84,400

\$76,200

Total Res (1)

\$117,800

\$103,600

\$94,700

\$84,400

Total Non Res (2)

\$0

\$0

\$0

Total Non Res (3)

\$0

\$0

\$0

Land Data (Standard Depth: Res 132', CI 132'**Base Lot: Res 54' X 127', CI 54' X 127')****Land Type**

F

Pricing Method

F

Soil ID

F

Act Front.

50

Size

50x140

Factor

1.03

Rate

\$370

Adj. Rate

\$381

Ext. Value

\$19,050

Infl. %

0%

Market Factor

1.0000

Cap 1

100.00

Cap 2

0.00

Cap 3

0.00

Value

\$19,050

Land Computations

Calculated Acreage 0.16

Actual Frontage 50

Developer Discount

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 \$0

CAP 1 Value \$19,100

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$19,100**Collector**

09/17/2024

Nexus

Appraiser

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MICHAEL, CHARLES ALLEN

820 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 42 One Story Older St
 Finished Area 901 sqft
 Make

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

Wall Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

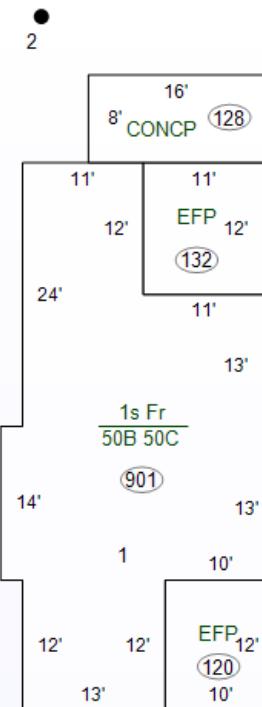
Roofing
 Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	132	\$10,600
Porch, Enclosed Frame	120	\$10,600
Patio, Concrete	128	\$1,000

Plumbing

#	TF
Full Bath	1
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	3

**Specialty Plumbing**

Description	Count	Value
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Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	901	901	\$96,900
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		450	0	\$22,800
Crawl		450	0	\$5,400
Slab				
				Total Base \$125,100
Adjustments	1 Row Type Adj. x 1.00			\$125,100
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
				Sub-Total, One Unit \$125,100
				Sub-Total, 1 Units
Exterior Features (+)				\$22,200
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.96
				Replacement Cost \$127,267

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	1	Wood Fr	D+2	1900	1965	60 A		0.96		1,351 sqft	\$127,267	45%	\$70,000	0%	100%	1,350	1,000	100.00	0.00	0.00	\$94,500
2: Detached Garage	1	Wood Fr	D	1945	1945	80 F	\$59.52	0.96	\$45.71	13'x20'	\$11,885	65%	\$4,160	0%	100%	1,000	1,000	100.00	0.00	0.00	\$4,200