

90-08-04-518-006.000-004

General Information

Parcel Number
90-08-04-518-006.000-004

Local Parcel Number
0100662000

Tax ID:

Routing Number
M04.01 R48

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)
603 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

WERICH, GREGORY E/RACQUE

Ownership

WERICH, GREGORY E/RACQUEL R
603 S MAIN ST
BLUFFTON, IN 46714

Legal

04-26-12 .160
NWSE S OF LOT 23 SILIS



603 S MAIN

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|---------------------|--------|------|-----------|----------------|-----|
| 11/07/2008 | WERICH, GREGORY | 164214 | WD | 147/697 | | I |
| 03/05/2002 | WERICH, GREGORY | | WD | 139/353 | \$107,000 | I |
| 01/30/1998 | KING, JOHN L JR/MIC | 0 | WD | 133/806 | \$95,900 | I |
| 01/01/1900 | BRICKLEY, DEAN/GE | | 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"/> |
| \$18,200 | Land | \$18,200 | \$18,200 | \$18,200 | \$10,800 | \$10,800 |
| \$18,200 | Land Res (1) | \$18,200 | \$18,200 | \$18,200 | \$10,800 | \$10,800 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$156,900 | Improvement | \$156,900 | \$162,700 | \$147,700 | \$134,400 | \$118,900 |
| \$156,900 | Imp Res (1) | \$156,900 | \$162,700 | \$147,700 | \$134,400 | \$118,900 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$175,100 | Total | \$175,100 | \$180,900 | \$165,900 | \$145,200 | \$129,700 |
| \$175,100 | Total Res (1) | \$175,100 | \$180,900 | \$165,900 | \$145,200 | \$129,700 |
| \$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 | 50x141 | 0.98 | \$370 | \$363 | \$18,150 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$18,150 |

BLUFFTON AVERAGE 150/ 1/2

Notes

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 | \$18,200 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$18,200 |

Data Source External Only

Collector 09/17/2024 Nexus

Appraiser

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

2

Style

64 Two Story - Before

Finished Area

2606 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, Open Frame | 208 | \$10,100 |
| Wood Deck | 80 | \$2,300 |

Plumbing

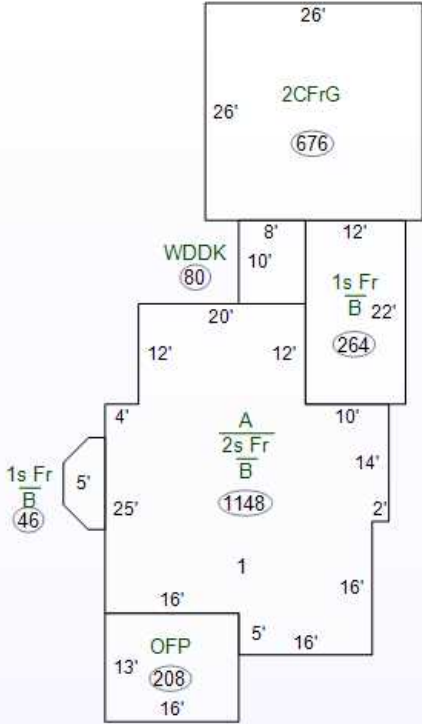
| | # | TF |
|---------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 8 |

Accommodations

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

Heat Type

Hot Water or Steam



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

| Cost Ladder | | | | | |
|-----------------------------------|------------------------|------|-------------------|-----------|-----------|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | 1Fr | 1458 | 1458 | \$131,800 | |
| 2 | 1Fr | 1148 | 1148 | \$57,000 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | 1148 | 0 | \$9,000 | |
| Bsmt | | 1458 | 0 | \$44,200 | |
| Crawl | | | | | |
| Slab | | | | | |
| Total Base | | | | | \$242,000 |
| Adjustments | 1 Row Type Adj. x 1.00 | | | | \$242,000 |
| Unfin Int (-) \$0 | | | | | |
| Ex Liv Units (+) \$0 | | | | | |
| Rec Room (+) | | | | 1:280 | \$2,100 |
| Loft (+) \$0 | | | | | |
| Fireplace (+) \$0 | | | | | |
| No Heating (-) \$0 | | | | | |
| A/C (+) \$0 | | | | | |
| No Elec (-) \$0 | | | | | |
| Plumbing (+ / -) | | | 8 – 5 = 3 x \$800 | | \$2,400 |
| Spec Plumb (+) \$0 | | | | | |
| Elevator (+) \$0 | | | | | |
| Sub-Total, One Unit | | | | | \$246,500 |
| Sub-Total, 1 Units | | | | | |
| Exterior Features (+) | | | | \$12,400 | \$258,900 |
| Garages (+) 676 sqft | | | | \$27,500 | \$286,400 |
| Quality and Design Factor (Grade) | | | | | 0.95 |
| Location Multiplier | | | | | 0.96 |
| Replacement Cost | | | | | \$261,197 |

| Summary of Improvements | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--------------|-------------|-------|------------|----------|---------|--------|----|-----------|------|----------|------------|-----------|----------|---------------|---------|------|-------|-------|--------|-------|
| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co Age | nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Cap 1 | Cap 2 |
| 1: Single-Family | 2 | Wood Fr | C-1 | 1900 | 1970 | 55 | A | | | 0.96 | | 5,212 sqft | \$261,197 | 40% | \$156,720 | 0% | 100% | 1.410 | 0.710 | 100.00 | 0.00 |