

90-08-04-504-020.000-004

Parlor City Rentals, LLC

918 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information

Parcel Number
90-08-04-504-020.000-004

Local Parcel Number
0100875600

Tax ID:

Routing Number
M04.01 R12

Property Class 510 RENTAL
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
04

Location Address (1)
918 S MAIN
BLUFFTON, In 46714

Zoning

Flood Hazard
Level

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Ownership

Parlor City Rentals, LLC
2205 Dogwood Ct
Bluffton, IN 46714

Legal

ARNOLDS 10-26-12

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Transfer of Ownership

Notes

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/26/2018	Parlor City Rentals, LL	20180667	WR	/		I
03/13/2012	CG & P Rentals LLC	182091	WR	151/142	\$36,100	I
03/08/2012	Fiechter, Blake A	182051	SD	151/132	\$16,782	I
02/22/1999	BRICKLEY, JAY D/DA	0	WD	135/334	\$48,500	I
05/06/1998	REICH, URSULA	0	WD	134/162	\$48,500	I
01/01/1900	FARREN, STEVEN/D		WD	/		I



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
03/03/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Income Approach	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>					
Land	\$7,200	\$8,200	\$9,100	\$4,500	\$4,100	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$7,200	\$8,200	\$9,100	\$4,500	\$4,100	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$69,600	\$68,600	\$67,700	\$54,600	\$43,900	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$69,600	\$68,600	\$67,700	\$54,600	\$43,900	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$76,800	\$76,800	\$76,800	\$59,100	\$48,000	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$76,800	\$76,800	\$76,800	\$59,100	\$48,000	
Total Non Res (3)	\$0	\$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	50x140	1.03	\$370	\$381	\$19,050	0%	1.0000	0.00	100.00	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	\$0
CAP 2 Value	\$19,100
CAP 3 Value	\$0
Total Value	\$19,100

Collector 09/17/2024 Nexus

Appraiser

90-08-04-504-020.000-004

Parlor City Rentals, LLC

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 86 Rental - Single fami
 Finished Area 1856 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

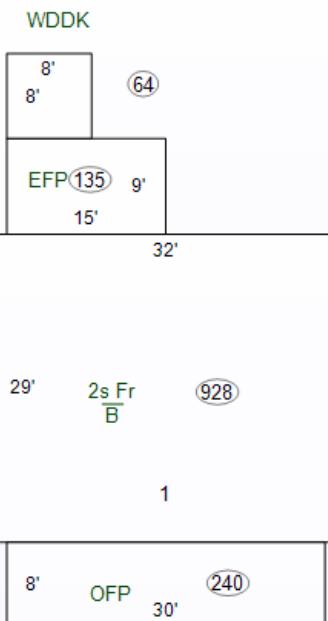
Exterior Features

Description	Area	Value
Porch, Open Frame	240	\$12,000
Porch, Enclosed Frame	135	\$10,600
Wood Deck	64	\$2,300

Plumbing

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

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BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	928	928	\$99,000	
2	1Fr	928	928	\$49,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		928	0	\$33,100	
Crawl					
Slab					
					Total Base \$181,700
Adjustments					1 Row Type Adj. x 1.00 \$181,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					1:928 2:928 \$6,300
No Elec (-)					\$0
Plumbing (+ / -)					8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$190,400
					Sub-Total, 1 Units
Exterior Features (+)					\$24,900 \$215,300
Garages (+) 0 sqft					\$0 \$215,300
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
					Replacement Cost \$196,354

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	1900	1980	45 A		0.96		2,784 sqft	\$196,354	30%	\$137,450	0%	100%	1,350	1,000	0.00	100.00	0.00	\$185,600
2: Utility Shed	1	SV	D	2000	2000	25 A		0.96		8'x8'		55%		0%	100%	1,000	1,000	0.00	100.00	0.00	\$100