

90-08-04-504-012.000-004

General Information

Parcel Number
90-08-04-504-012.000-004

Local Parcel Number
0100786901

Tax ID:

Routing Number
M04.01 R20

Property Class 520 RENTAL
2 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)
802 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

DUBBELD, RONALD R/TWILA M

Ownership

DUBBELD, RONALD R/TWILA M
4914 E 350 S
BLUFFTON, IN 46714

Legal

ARNOLDS E1/2 01-26-12



802 S MAIN

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|--------|------|-----------|----------------|-----|
| 03/26/2008 | DUBBELD, RONALD | 160974 | WD | 146/975 | \$61,500 | I |
| 06/07/2001 | CLERE, EDWARD D/A | | WD | 138/440 | \$74,000 | I |
| 12/17/1996 | EALING, PAUL/BARB | 0 | WD | 132/437 | | I |
| 01/05/1996 | FIECHTER, KIRK W/J | 0 | WD | 131/339 | | I |
| 01/01/1900 | MENDENHALL, RICK | | WD | / | | I |

520, 2 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 |
| 02/20/2025 | 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"/> |
| \$21,600 | Land | \$21,600 | \$21,600 | \$21,600 | \$13,700 | \$13,700 |
| \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$21,600 | Land Non Res (2) | \$21,600 | \$21,600 | \$21,600 | \$13,700 | \$13,700 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$202,000 | Improvement | \$202,000 | \$174,900 | \$155,800 | \$150,000 | \$133,000 |
| \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$202,000 | Imp Non Res (2) | \$202,000 | \$174,900 | \$155,800 | \$150,000 | \$133,000 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$223,600 | Total | \$223,600 | \$196,500 | \$177,400 | \$163,700 | \$146,700 |
| \$0 | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$223,600 | Total Non Res (2) | \$223,600 | \$196,500 | \$177,400 | \$163,700 | \$146,700 |
| \$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 | | 70 | 70x147 | 1.05 | <u>\$292.86</u> | \$308 | \$21,560 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$21,560 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.24 |
| Actual Frontage | 70 |
| 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 | \$0 |
| CAP 2 Value | \$21,600 |
| CAP 3 Value | \$0 |
| Total Value | \$21,600 |

BLUFFTON AVERAGE 132/ 1/2

Notes

General Information

Occupancy

Duplex

Description

Duplex

Story Height

2

Style

87 Rental - Duplex

Finished Area

2344 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

2

2

Water Heaters

2

2

Add Fixtures

0

0

Total

6

10

Accommodations

Bedrooms

4

Living Rooms

2

Dining Rooms

0

Family Rooms

0

Total Rooms

8

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

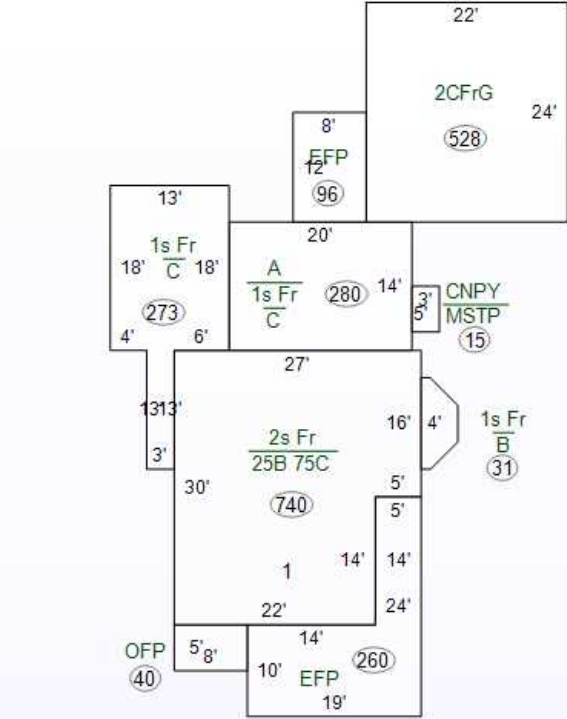
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

| Description | Area | Value |
|-----------------------|------|----------|
| Porch, Enclosed Frame | 260 | \$16,000 |
| Porch, Enclosed Frame | 96 | \$9,400 |
| Porch, Open Frame | 40 | \$4,300 |
| Stoop, Masonry | 15 | \$1,800 |
| Canopy, Shed Type | 15 | \$400 |



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-----------------------------------|--------|------|--------|------------------------|-----------|
| 1 | 1Fr | 1324 | 1324 | \$125,500 | |
| 2 | 1Fr | 740 | 740 | \$44,000 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | 280 | 280 | \$9,600 | |
| Bsmt | | 200 | 0 | \$18,100 | |
| Crawl | | 1108 | 0 | \$8,000 | |
| Slab | | | | | |
| | | | | Total Base | \$205,200 |
| Adjustments | | | | 1 Row Type Adj. x 1.00 | \$205,200 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | C:1 | \$8,800 |
| Rec Room (+) | | | | | \$0 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | | \$0 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | 1:1324 2:740 A:280 | \$6,200 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | | 10 - 10 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| | | | | Sub-Total, One Unit | \$220,200 |
| | | | | Sub-Total, 1 Units | |
| Exterior Features (+) | | | | \$31,900 | \$252,100 |
| Garages (+) 528 sqft | | | | \$21,400 | \$273,500 |
| Quality and Design Factor (Grade) | | | | 0.95 | |
| Location Multiplier | | | | 0.96 | |
| | | | | Replacement Cost | \$249,432 |

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: Duplex | 2 | Wood Fr | C-1 | 1900 | 1970 | 55 A | | 0.96 | | 2,544 sqft | \$249,432 | 40% | \$149,660 | 0% | 100% | 1.350 | 1.000 | 0.00 | 100.00 | 0.00 | \$202,000 |