

90-08-04-505-159.000-004

General Information

Parcel Number
90-08-04-505-159.000-004

Local Parcel Number
0100899500

Tax ID:

Routing Number
M04.01 R76

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 200643-004
BLUFFTON AVERAGE 150

Section/Plat
4P

Location Address (1)
1127 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

Captain, Charles N

Ownership

Captain, Charles N
4087 E 200 S
Bluffton, IN 46714

Legal

TOWNLEY SOUTH LOT 210 (4-P)



1127 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/27/2022	Captain, Charles N	20222906	WR	/	\$40,000	I
06/18/1987	BROWN, HELEN R	0	WD	/		I
01/01/1900	TO BROWN,MARY JA		WD	/		I

Res

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	AA	AA	Misc	Reclass	AA
02/16/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	06/16/2023	04/07/2022
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$10,900	Land	\$10,900	\$12,700	\$13,600	\$13,600	\$13,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$13,000
\$10,900	Land Non Res (2)	\$10,900	\$12,700	\$13,600	\$13,600	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$65,900	Improvement	\$65,900	\$64,100	\$63,200	\$63,200	\$90,300
\$0	Imp Res (1)	\$0	\$0	\$10,200	\$0	\$86,700
\$65,900	Imp Non Res (2)	\$65,900	\$64,100	\$53,000	\$63,200	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$3,600
\$76,800	Total	\$76,800	\$76,800	\$76,800	\$76,800	\$103,300
\$0	Total Res (1)	\$0	\$0	\$10,200	\$0	\$99,700
\$76,800	Total Non Res (2)	\$76,800	\$76,800	\$66,600	\$76,800	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$3,600

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	0.00	100.00	0.00	\$20,890

BLUFFTON AVERAGE 150/ 1/2

Notes

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	\$0
CAP 2 Value	\$20,900
CAP 3 Value	\$0
Total Value	\$20,900

90-08-04-505-159.000-004

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	86 Rental - Single fami
Finished Area	1260 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	112	\$9,400
Stoop, Masonry	24	\$1,800

Captain, Charles N

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air

1127 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1036	1036	\$106,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		224	224	\$8,800	
Bsmt					
Crawl		1036	0	\$7,700	
Slab					

Total Base \$123,400

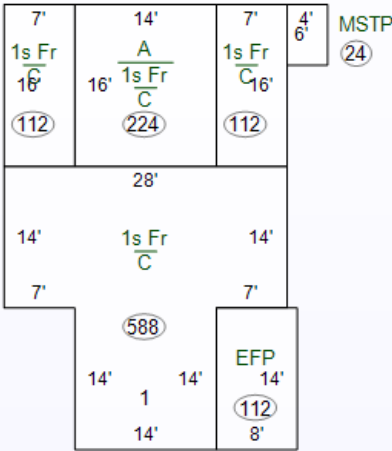
Adjustments 1 Row Type Adj. x 1.00 \$123,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1036 A:224 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$127,400

Sub-Total, 1 Units

Exterior Features (+)	\$11,200	\$138,600
Garages (+) 0 sqft	\$0	\$138,600
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	
Replacement Cost	\$119,750	



Specialty Plumbing

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

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	1980	45 A		0.96		1,260 sqft	\$119,750	38%	\$74,250	0%	100%	1.410	1.000	0.00	100.00	0.00	\$104,700
2: Detached Garage 1	1	Wood Fr	C	1987	1987	38 A	\$41.81	0.96	\$40.14	24'x24'	\$23,119	28%	\$16,650	0%	100%	1.000	1.000	0.00	100.00	0.00	\$16,700
3: Detached Garage 2	1	Wood Fr	D	1900	1900	125 A	\$37.41	0.96	\$25.53	20'x40'	\$20,423	50%	\$10,210	50%	100%	1.000	1.000	0.00	100.00	0.00	\$5,100