

90-08-04-505-097.000-004

Martin, Michael

1017 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information

Parcel Number
90-08-04-505-097.000-004

Local Parcel Number
0100782400

Tax ID:

Routing Number
M04.01 R71

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
04

Location Address (1)
1017 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Public Utilities ERA All

Streets or Roads TIF Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Ownership

Martin, Michael
1017 S Main
Bluffton, IN 46714

Legal

TOWNLEY SOUTH PT 169 4-P S 55'

1017 S MAIN

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-----------------------|----------|------|-----------|----------------|-----|
| 02/27/2023 | Martin, Michael | 20230580 | WR | / | \$130,000 | I |
| 09/23/2022 | Paxson, Brian Thomas | 20224067 | WR | / | \$48,000 | I |
| 12/30/2011 | Frantz, Gerald W/Conn | 181069 | CT | 69/996 | \$48,000 | I |
| 05/27/2011 | Frantz, Gerald W/Conn | 1780004 | QC | 150/301 | | I |
| 04/29/2011 | Frantz, Gerald W | 177657 | SA | 150/212 | | I |
| 09/18/2009 | FRANTZ, ROBERT D | 169133 | QC | 148/577 | | I |

Notes



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 | Misc | AA | AA |
| 02/27/2025 | | As Of Date | 04/13/2025 | 03/30/2024 | 07/02/2023 | 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| | | Land | \$20,100 | \$20,100 | \$20,100 | \$12,200 | \$12,200 |
| | | Land Res (1) | \$20,100 | \$20,100 | \$20,100 | \$12,200 | \$12,200 |
| | | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | Improvement | \$131,800 | \$111,400 | \$101,800 | \$93,000 | \$82,900 |
| | | Imp Res (1) | \$131,800 | \$111,400 | \$101,800 | \$91,800 | \$81,800 |
| | | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | Imp Non Res (3) | \$0 | \$0 | \$0 | \$1,200 | \$1,100 |
| | | Total | \$151,900 | \$131,500 | \$121,900 | \$105,200 | \$95,100 |
| | | Total Res (1) | \$151,900 | \$131,500 | \$121,900 | \$104,000 | \$94,000 |
| | | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | Total Non Res (3) | \$0 | \$0 | \$0 | \$1,200 | \$1,100 |

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 | | 55 | 55x170 | 1.06 | \$345.45 | | \$366 | 20,130 | 0% | 1.0000 | 100.00 | 0.00 | \$20,130 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.21 |
| Actual Frontage | 55 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.22 |
| 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 | 0.22 |
| 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 | \$20,100 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$20,100 |

Review Group

2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-505-097.000-004

Martin, Michael

1017 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 42 One Story Older St
 Finished Area 1200 sqft
 Make

Plumbing

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

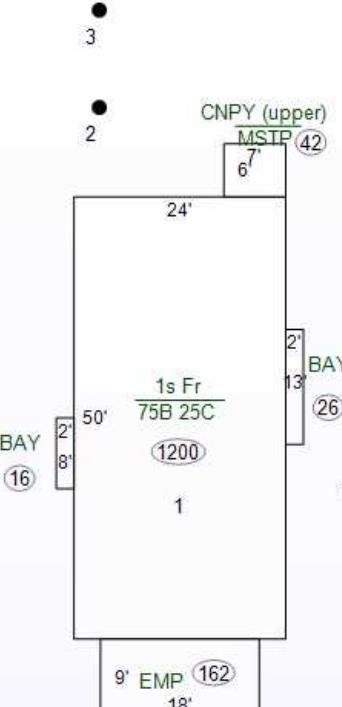
| Wall Finish | |
|---|-------------------------------------|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input type="checkbox"/> Unfinished |
| <input type="checkbox"/> Paneling | <input type="checkbox"/> Other |
| <input type="checkbox"/> Fiberboard | |

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

| Exterior Features | | |
|-------------------------|------|----------|
| Description | Area | Value |
| Bay | 16 | \$3,200 |
| Stoop, Masonry | 42 | \$2,300 |
| Canopy, Shed Type | 42 | \$500 |
| Bay | 26 | \$3,200 |
| Porch, Enclosed Masonry | 162 | \$12,700 |

Specialty Plumbing

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



| Cost Ladder | | | | | |
|-----------------------------------|--------|------------------------|-------------------|-----------|-------------------------------|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | 1Fr | 1200 | 1200 | \$117,700 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 900 | 0 | \$32,600 | |
| Crawl | | 300 | 0 | \$4,500 | |
| Slab | | | | | |
| | | | | | Total Base \$154,800 |
| Adjustments | | 1 Row Type Adj. x 1.00 | | | \$154,800 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | | \$0 |
| Rec Room (+) | | | | | \$0 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | | \$0 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | 1:1200 | \$4,200 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | 6 - 5 = 1 x \$800 | | \$800 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| | | | | | Sub-Total, One Unit \$159,800 |
| | | | | | Sub-Total, 1 Units |
| Exterior Features (+) | | | | | \$21,900 |
| Garages (+) 0 sqft | | | | | \$0 |
| Quality and Design Factor (Grade) | | | | | 0.90 |
| Location Multiplier | | | | | 0.96 |
| | | | | | Replacement Cost \$156,989 |

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 | 1970 | 55 A | | 0.96 | | 2,100 sqft | \$156,989 | 45% | \$86,340 | 0% | 100% | 1,410 | 1,000 | 100.00 | 0.00 | 0.00 | \$121,700 |
| 2: Detached Garage | 1 | Brick | D | 1900 | 1900 | 125 A | \$71.88 | 0.96 | \$55.20 | 16'x20' | \$17,665 | 50% | \$8,830 | 0% | 100% | 1,000 | 1,000 | 100.00 | 0.00 | 0.00 | \$8,800 |
| 3: Utility Shed | 1 | | D | 1900 | 1900 | 125 A | \$19.35 | 0.96 | \$14.86 | 12'x20' | \$3,567 | 65% | \$1,250 | 0% | 100% | 1,000 | 1,000 | 100.00 | 0.00 | 0.00 | \$1,300 |

Total all pages

\$131,800

Total this page

\$131,800