

90-08-04-516-019.000-004

Rittmeyer, Kyle W

111 W WILEY

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-516-019.000-004

Local Parcel Number

0100715900

Tax ID:**Routing Number**

M04.09 R231

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)

111 W WILEY

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**Data Source** Owner**Ownership**

Rittmeyer, Kyle W

Date **Owner**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/30/2024	Rittmeyer, Kyle W	20242554	WR	/	\$185,000	I
01/31/2007	MAYNARD, JOHN B/B	154733	WD	145/686	\$70,000	I
07/16/2001	BRUMBAUGH, HERM		RD	138/568		I
01/01/1900	ELLIOTT, KENNETH		WD	/		I

Legal

TOWNLEY & SILVERS LOT 48 (4-L)

Transfer of Ownership**Notes****Res****Valuation Records (Work In Progress values are not certified values and are subject to change)**

WIP	2025	Assessment Year	2025	2024	2023	2022	2021
	Reason For Change	AA	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					
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	
	Notice Required	<input type="checkbox"/>					
	Land	\$19,400	\$19,400	\$19,400	\$11,900	\$11,900	
	Land Res (1)	\$19,400	\$19,400	\$19,400	\$11,900	\$11,900	
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
	Improvement	\$140,400	\$130,500	\$119,600	\$111,200	\$98,800	
	Imp Res (1)	\$140,400	\$130,500	\$119,600	\$111,200	\$98,800	
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
	Total	\$159,800	\$149,900	\$139,000	\$123,100	\$110,700	
	Total Res (1)	\$159,800	\$149,900	\$139,000	\$123,100	\$110,700	
	Total Non Res (2)	\$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		59	59x150	1.00	\$328.81	\$329	\$19,411	0%	1.0000	100.00	0.00	0.00	\$19,410

Land Computations

Calculated Acreage	0.20
Actual Frontage	59
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$19,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,400

Collector 05/31/2024 Nexus

Appraiser

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BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 53 Partial Story - Before
 Finished Area 1676 sqft
 Make

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

Floor Finish
 Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

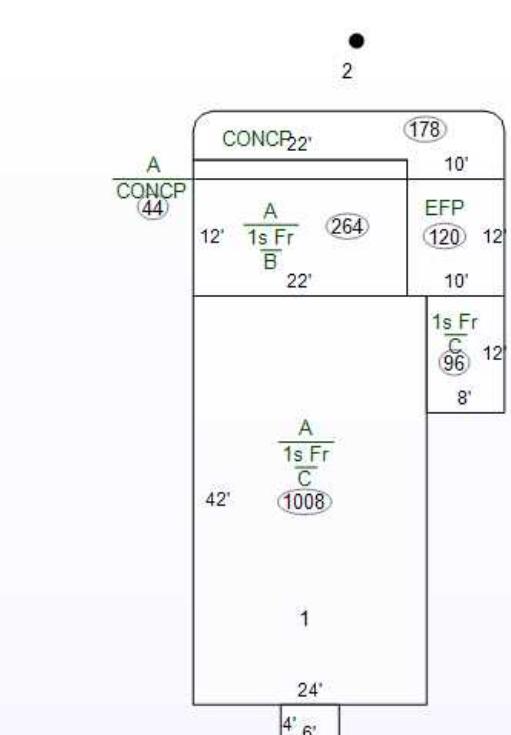
Wall Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	120	\$10,600
Patio, Concrete	44	\$400
Porch, Open Frame	24	\$3,400
Patio, Concrete	178	\$1,300

Plumbing**Specialty Plumbing**

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1368	1368	\$127,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1316	308	\$14,900	
Bsmt		264	0	\$19,400	
Crawl		1104	0	\$8,000	
Slab					
					Total Base \$170,200
Adjustments					1 Row Type Adj. x 1.00 \$170,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1368 A:308	\$4,900
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$175,100
				Sub-Total, 1 Units	
Exterior Features (+)				\$15,700	\$190,800
Garages (+) 0 sqft				\$0	\$190,800
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.96	
				Replacement Cost	\$164,851

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	1880	1980	45 A		0.96		2,948 sqft	\$164,851	38%	\$102,210	0%	100%	1.410	0.860	100.00	0.00	0.00	\$123,900
2: Detached Garage	1	Wood Fr	C	1972	1972	53 A	\$39.83	0.96	\$38.24	24'x30'	\$27,530	40%	\$16,520	0%	100%	1.000	1.000	100.00	0.00	0.00	\$16,500