

90-08-04-518-035.000-004

General Information

Parcel Number  
90-08-04-518-035.000-004  
  
Local Parcel Number  
0100747200

Tax ID:

Routing Number  
M04.01 R45

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)  
525 S MAIN  
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

OSBORN, CHARLES L/G ANN

Ownership

OSBORN, CHARLES L/G ANN  
525 S MAIN ST  
BLUFFTON, IN 46714

Legal

SS 23-26-12  
N/3



525 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/28/1991	OSBORN, CHARLES	0	WD	126/384		I
01/01/1900	MOORE, GEO/MICHE		WD	/		I

510, 1 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
03/05/2025	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"/>
\$18,200	Land	\$18,200	\$18,200	\$18,200	\$10,800	\$10,800
\$18,200	Land Res (1)	\$18,200	\$18,200	\$18,200	\$10,800	\$10,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$176,400	Improvement	\$176,400	\$181,500	\$165,500	\$151,600	\$134,700
\$176,400	Imp Res (1)	\$176,400	\$181,500	\$165,500	\$151,600	\$134,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$194,600	Total	\$194,600	\$199,700	\$183,700	\$162,400	\$145,500
\$194,600	Total Res (1)	\$194,600	\$199,700	\$183,700	\$162,400	\$145,500
\$0	Total Non Res (2)	\$0	\$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		50	50x141	0.98	\$370	\$363	\$18,150	0%	1.0000	100.00	0.00	0.00	\$18,150

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	\$18,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,200

BLUFFTON AVERAGE 150/ 1/2

Notes

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

2 1/2

Style

64 Two Story - Before

Finished Area

2419 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☒ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

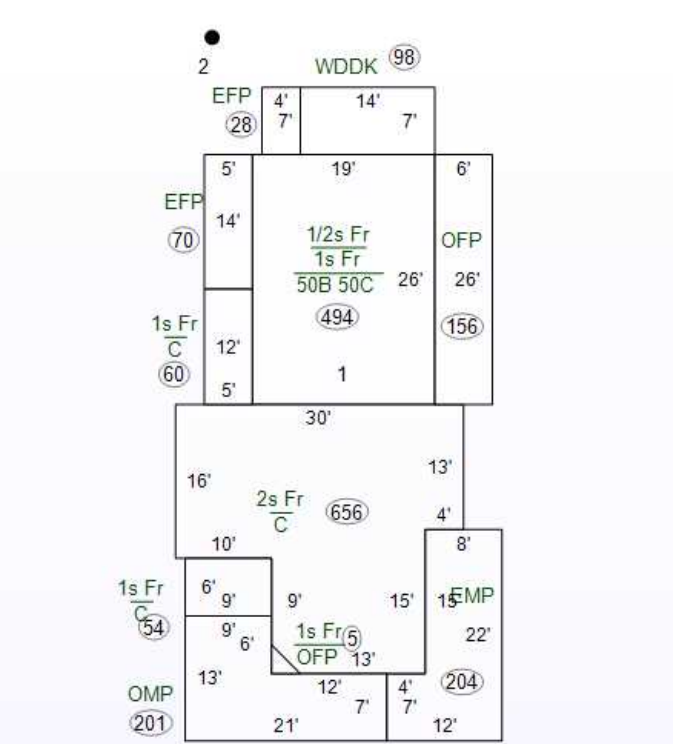
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	70	\$7,800
Porch, Enclosed Masonry	204	\$15,000
Porch, Open Masonry	201	\$10,500
Wood Deck	98	\$2,800
Porch, Enclosed Frame	28	\$4,800
Porch, Open Frame	5	\$3,400
Porch, Open Frame	156	\$8,300



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1264	1264	\$122,700
2	1Fr	661	661	\$40,900
3				
4				
1/4				
1/2	1Fr	494	494	\$26,200
3/4				
Attic				
Bsmt		247	0	\$19,000
Crawl		1017	0	\$7,700
Slab				
Total Base				\$216,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1264 2:661
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$224,800
Sub-Total, 1 Units				
Exterior Features (+)				\$52,600
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
Replacement Cost				\$252,989

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	2 1/2	Wood Fr	C-1	1900	1975	50	A		0.96		2,666 sqft	\$252,989	35%	\$164,440	0%	100%	1.410	0.710	100.00	0.00	0.00	\$164,600
2: Detached Garage	1	Wood Fr	C	1955	1955	70	A	\$44.13	0.96	\$42.36	20'x24'	\$20,335	42%	\$11,790	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,800