

90-08-04-505-098.000-004

HISER, STEVE C/BOOMERSHIR

915 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-505-098.000-004

**Local Parcel Number**

0100782500

**Tax ID:****Routing Number**

M04.01 R66

**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**

4P

**Location Address (1)**

915 S MAIN

BLUFFTON, In 46714

**Zoning****Subdivision****Lot****Market Model**

BLUFFTON 200643 HOUSETYPE

**Characteristics****Topography****Flood Hazard**

High

**Public Utilities****ERA**

All

**Streets or Roads****TIF**

Paved, Sidewalk

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2024

**Ownership**HISER, STEVE C/BOOMERSHIRE, AD  
915 S MAIN  
BLUFFTON, IN 46714

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BLUFFTON AVERAGE 150/ 1/2

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/14/2005	HISER, STEVE C/BO	143085	WD	143/110	\$60,000	I
01/06/2003	JEFFRIES, DELMAR	126687	WD	140/394		I
04/18/1997	JEFFRIES, RUTH AN	0	WD	132/795		I
01/01/1900	JEFFRIES, DELMAR		WD	/		I

**Notes****Legal**TS 118 00-26-12  
EX N 10"

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	AA	AA	Misc	AA	AA	
02/16/2025	04/13/2025	03/30/2024	07/02/2023	04/07/2022	03/01/2021	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Land</b>	<b>\$19,900</b>	<b>\$19,900</b>	<b>\$19,900</b>	<b>\$19,900</b>	<b>\$12,000</b>	<b>\$12,000</b>
Land Res (1)	\$19,900	\$19,900	\$19,900	\$19,900	\$12,000	\$12,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
<b>Improvement</b>	<b>\$106,200</b>	<b>\$107,200</b>	<b>\$98,200</b>	<b>\$90,500</b>	<b>\$80,800</b>	
Imp Res (1)	\$106,200	\$107,200	\$98,200	\$90,400	\$80,700	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$100	\$100	
<b>Total</b>	<b>\$126,100</b>	<b>\$127,100</b>	<b>\$118,100</b>	<b>\$102,500</b>	<b>\$92,800</b>	
Total Res (1)	\$126,100	\$127,100	\$118,100	\$102,400	\$92,700	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$0	\$0	\$100	\$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		53	53x170	1.06	\$354.72	\$376	\$19,928	0%	1.0000	100.00	0.00	0.00	\$19,930

**Land Computations**

Calculated Acreage	0.21
Actual Frontage	53
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.21
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	0.21
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	\$19,900
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$19,900</b>

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

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HISER, STEVE C/BOOMERSHIR

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BLUFFTON AVERAGE 150/ 2/2

General Information	
Occupancy	Single-Family
Description	Single-Family
Story Height	2 1/2
Style	64 Two Story - Before
Finished Area	1624 sqft
Make	

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

Exterior Features		
Description	Area	Value
Patio, Concrete	180	\$1,300
Porch, Enclosed Frame	90	\$9,400

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

Accommodations	
Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type	
Central Warm Air	

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

Exterior Features	
Description	Area
Patio, Concrete	180
Porch, Enclosed Frame	90

Specialty Plumbing	
Description	Count Value



## Specialty Plumbing

Description	Count	Value	Sub-Total, One Unit	\$183,000
Sub-Total, 1 Units				
Exterior Features (+)				\$10,700
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.96
Replacement Cost				\$167,357

## 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	D+2	1900	1970	55 A		0.96		2,089 sqft	\$167,357	45%	\$92,050	0%	100%	1.410	0.710	100.00	0.00	0.00	\$92,200
2: Detached Garage	1	Wood Fr	C	1969	1969	56 A	\$41.81	0.96	\$40.14	24'x24'	\$23,119	40%	\$13,870	0%	100%	1.000	1.000	100.00	0.00	0.00	\$13,900
3: Utility Shed	1	SV	C	2000	2000	25 A		0.96		8'x8'		55%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$100