

90-08-04-400-033.000-004

General Information

Parcel Number  
90-08-04-400-033.000-004

Local Parcel Number  
0100890700

Tax ID:

Routing Number  
M04.01 R42

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 200543-004  
BLUFFTON AVERAGE 132

Section/Plat  
04

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200543 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

Dubach, Daniel Joe

Ownership

Dubach, Daniel Joe  
6965 W 300 S-1  
Bluffton, IN 46714

Legal

04-26-12 .35  
PT NW SE MAIN ST/CENTRAL



505 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/30/2022	Dubach, Daniel Joe	20224894	WR	/	\$65,000	I
05/26/2022	BAF Investments LLC	20222358	WR	/	\$30,000	I
08/15/1997	Adams, Jay A / Jeanee	0	WD	133/234	\$103,000	I
01/01/1900	OSBORNE, THOMAS		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	2022
WIP	Reason For Change	AA	AA	Misc	Inf	AA
02/20/2025	As Of Date	04/13/2025	03/30/2024	07/02/2023	05/26/2022	04/07/2022
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"/>
\$23,600	Land	\$23,600	\$23,600	\$23,600	\$15,800	\$15,800
\$23,600	Land Res (1)	\$23,600	\$23,600	\$23,600	\$15,800	\$15,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$202,700	Improvement	\$202,700	\$46,400	\$42,400	\$21,100	\$228,500
\$202,700	Imp Res (1)	\$202,700	\$46,400	\$42,400	\$20,600	\$228,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$500	\$500
\$226,300	Total	\$226,300	\$70,000	\$66,000	\$36,900	\$244,300
\$226,300	Total Res (1)	\$226,300	\$70,000	\$66,000	\$36,400	\$243,800
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$500	\$500

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')

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		113	113x140	1.03	<u>\$202.65</u>	\$209	\$23,617	0%	1.0000	100.00	0.00	0.00	\$23,620

Land Computations

Calculated Acreage	0.36
Actual Frontage	113
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.36
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	0.36
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	\$23,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$23,600

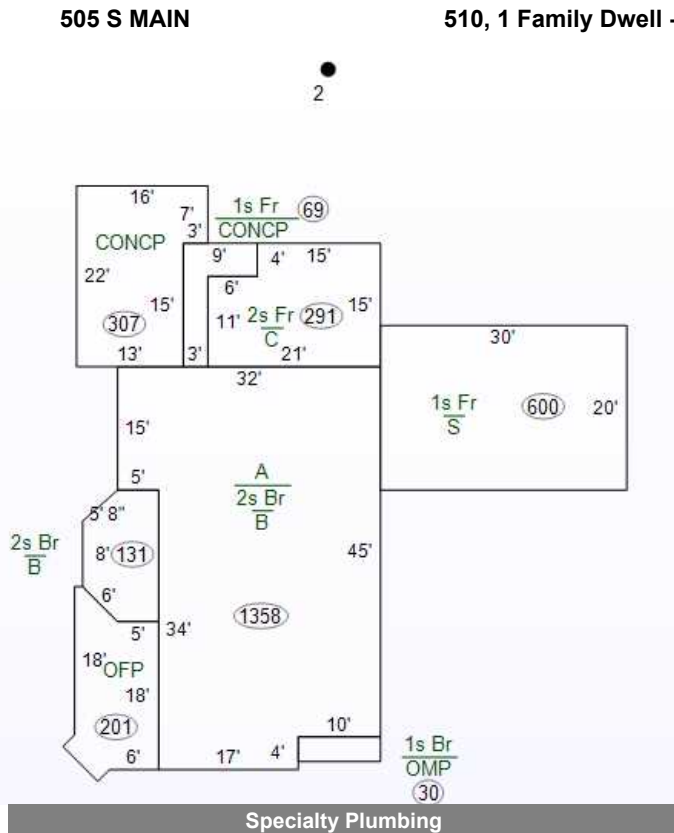
BLUFFTON AVERAGE 132/ 1/2

Notes

**Dubach, Daniel Joe**

Exterior Features		
Description	Area	Value
Patio, Concrete	69	\$600
Patio, Concrete	307	\$2,200
Porch, Open Masonry	30	\$3,800
Porch, Open Frame	201	\$10,100

Heat Type  
Central Warm Air



Description	Count	Value
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**BLUFFTON AVERAGE 132/** 2/2

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	94	2380	2380	\$201,200	
2	95	1879	1879	\$95,100	
3					
4					
1/4					
1/2					
3/4					
Attic		1358	0	\$9,900	
Bsmt		1489	0	\$45,100	
Crawl		291	0	\$4,500	
Slab		600	0	\$0	
			Total Base		\$355,800
Adjustments		1 Row Type Adj. x 1.00			\$355,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)			1:2380 2:1879		\$10,400
No Elec (-)					\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800		\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0

	<b>Sub-Total, One Unit</b>	\$370,200
	<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$16,700	\$386,900
Garages (+) 0 sqft	\$0	\$386,900
Quality and Design Factor (Grade)		1.20
	Location Multiplier	0.96
	<b>Replacement Cost</b>	<b>\$445,709</b>

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	4/6 Maso	B	1900	2020	5	A		0.96		7,106 sqft	\$445,709	3%	\$432,340	0%	46%	1.350	0.710	100.00	0.00	0.00	\$190,600
2: Detached Garage	1	Wood Fr	C	1900	1900	125	A	\$42.58	0.96	\$40.88	18'x30'	\$22,073	45%	\$12,140	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,100