

90-08-04-539-335.000-004

Meeks, David M/Jennifer L

412 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-539-335.000-004

Local Parcel Number

0100919200

Tax ID:**Ownership**

Meeks, David M/Jennifer L

412 S Main

Bluffton, IN 46714

Transfer of Ownership**Notes****Routing Number**

M04.01 R36

Property Class 510

1 Family Dwell - Platted Lot

Year: 2025**Res****Valuation Records (Work In Progress values are not certified values and are subject to change)****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)

412 S MAIN

BLUFFTON, In 46714

2025

WIP

Assessment Year

2025

AA

2024

AA

2023

Misc

2022

AA

2021

AA

Reason For Change

AA

As Of Date

04/13/2025

03/30/2024

07/02/2023

04/07/2022

03/01/2021

Valuation Method

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Equalization Factor

1.0000

1.0000

1.0000

1.0000

Notice Required**Land**

\$21,100

\$21,100

\$21,100

\$21,100

\$13,400

\$13,400

Land Res (1)

\$21,100

\$21,100

\$21,100

\$13,400

\$13,400

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

Improvement

\$283,700

\$293,300

\$262,900

\$254,000

\$226,400

Imp Res (1)

\$283,700

\$292,300

\$261,900

\$251,900

\$224,500

Imp Non Res (2)

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$0

\$1,000

\$1,000

\$2,100

\$1,900

Total

\$304,800

\$314,400

\$284,000

\$267,400

\$239,800

Total Res (1)

\$304,800

\$313,400

\$283,000

\$265,300

\$237,900

Total Non Res (2)

\$0

\$0

\$0

\$0

Total Non Res (3)

\$0

\$1,000

\$1,000

\$2,100

\$1,900

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

04

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

BLUFFTON 200543 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, 2024

Review Group

2024

Land Type

F

Pricing Method

F

Soil ID**Act Front.**

70

Size

70x140

Factor

1.03

Rate

\$292.86

Adj. Rate

\$302

Ext. Value

\$21,140

Infl. %

0%

Market Factor

1.0000

Cap 1

100.00

Cap 2

0.00

Cap 3

0.00

Value

\$21,140

Land Computations

Calculated Acreage 0.22

Actual Frontage 70

Developer Discount

Parcel Acreage 0.23

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 0.23

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 \$0

CAP 1 Value \$21,100

CAP 2 Value \$0

CAP 3 Value \$0

Total Value \$21,100**Data Source** External Only**Collector** 09/17/2024

Nexus

Appraiser

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Meeks, David M/Jennifer L

412 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 2/2

General Information

Occupancy	Single-Family	#	TF
Description	Single-Family		
Story Height	2		
Style	64 Two Story - Before		
Finished Area	3000 sqft		
Make			
Floor Finish			

Floor Finish

- Earth
 - Slab
 - Sub & Joist
 - Wood
 - Parquet
 - Tile
 - Carpet
 - Unfinished
 - Other

Wall Finish

- Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

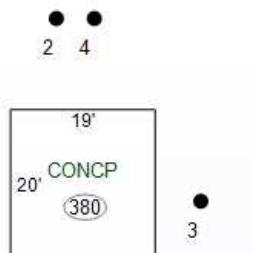
Roofing

- Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	48	\$4,300
Porch, Open Frame	24	\$3,400
Porch, Open Frame	279	\$13,200
Patio, Concrete	380	\$2,700
Porch, Open Frame	196	\$10,100

412 S MAIN



HOT TUB SECOND FLOOR



Specialty Plumbing

Description	Count	Value
Portable Spa	1	\$1,700.00

Summary of Improvements

Summary of Improvement Data																					
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	Wood Fr	B-1	1890	2000	25 A	0.96			5,928 sqft	\$342,902	19%	\$277,750	0%	100%	1.350	0.710	100.00	0.00	0.00	\$266,200
2: Detached Garage	1	Wood Fr	C	1890	1890	135 A	\$41.04	0.96	\$44.16	21'x30'	\$27,821	45%	\$15,300	0%	100%	1.000	1.000	100.00	0.00	0.00	\$15,300
3: Gazebo	1		C	2019	2019	6 A	\$44.91	0.96	\$43.11	12'x14'	\$7,243	15%	\$6,160	80%	100%	1.000	1.000	100.00	0.00	0.00	\$1,200
4: Lean-To	1	Concrete	C	2016	2016	9 A	\$8.36	0.96		10'x16' x 7'	\$1,283	20%	\$1,030	0%	100%	1.000	1.000	100.00	0.00	0.00	\$1,000

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1464	1464	\$133,200	
2	1Fr	1536	1536	\$70,000	
3					
4					
1/4					
1/2					
3/4					
Attic		1464	0	\$10,300	
Bsmt		1464	0	\$44,600	
Crawl					
Slab					
Adjustments				Total Base	\$258,100
				1 Row Type Adj. x 1.00	\$258,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$4,500
No Heating (-)					\$0
A/C (+)			1:1464 2:1536		\$7,800
No Elec (-)					\$0
Plumbing (+ / -)			11 – 5 = 6 x \$800		\$4,800
Spec Plumb (+)					\$1,700
Elevator (+)					\$0
			Sub-Total, One Unit		\$276,900
			Sub-Total, 1 Units		
Exterior Features (+)			\$33,700		\$310,600
Garages (+) 0 sqft			\$0		\$310,600
			Quality and Design Factor (Grade)		1.15
			Location Multiplier		0.96
			Replacement Cost		\$342,902