

90-08-04-539-217.000-004

General Information

Parcel Number  
90-08-04-539-217.000-004

Local Parcel Number  
0100809700

Tax ID:

Routing Number  
M04.01 R35

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  
4G

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

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200543 HOUSETYPE

Characteristics

Topography  
Level

Flood Hazard  
☐

Public Utilities  
All

ERA  
☐

Streets or Roads  
Paved, Sidewalk

TIF  
☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2024

HANKES, EDWARD A/KRISTINE

Ownership

HANKES, EDWARD A/KRISTINE A  
416 S MAIN ST  
BLUFFTON, IN 46714

Legal

ORIG 234 00-26-12  
416 S MAIN ST



416 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/18/1994	HANKES, EDWARD A	0	WD	127/161		I
03/26/1993	BULGER, DENNIS	0	WD	128/63		I
05/19/1989	BULGER, SHARON	0	WD	/		I
05/19/1989	LOUDEN, LOUISE	0	WD	/		I
01/01/1900	KINNE, MARK		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
02/25/2025	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"/>
\$21,100	Land	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$21,100	Land Res (1)	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$247,000	Improvement	\$247,000	\$256,200	\$228,900	\$220,700	\$197,000
\$247,000	Imp Res (1)	\$247,000	\$256,200	\$228,900	\$220,700	\$197,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$268,100	Total	\$268,100	\$277,300	\$250,000	\$234,100	\$210,400
\$268,100	Total Res (1)	\$268,100	\$277,300	\$250,000	\$234,100	\$210,400
\$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 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		70	70x140	1.03	<u>\$292.86</u>	\$302	\$21,140	0%	1.0000	100.00	0.00	0.00	\$21,140

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
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	
CAP 1 Value	\$21,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,100

BLUFFTON AVERAGE 132/ 1/2

Notes

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

2

Style

64 Two Story - Before

Finished Area

2637 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☒ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

7

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

8

Heat Type

Hot Water or Steam

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

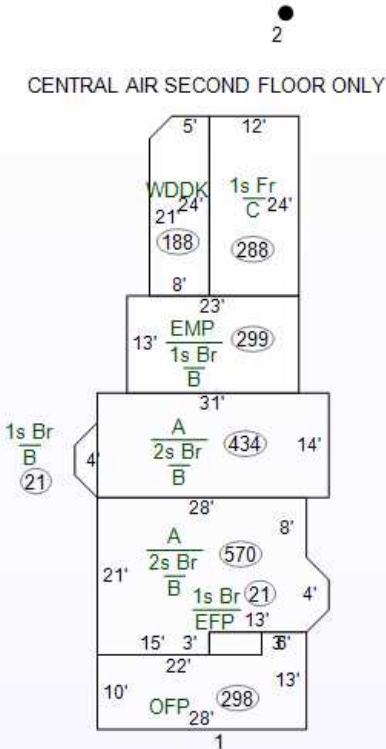
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	299	\$14,500
Porch, Open Frame	298	\$14,000
Wood Deck	188	\$4,600
Porch, Enclosed Frame	21	\$4,800



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	95	1612	1612	\$152,400	
2	7	1025	1025	\$63,800	
3					
4					
1/4					
1/2					
3/4					
Attic		1004	0	\$8,400	
Bsmt		1324	0	\$41,900	
Crawl		288	0	\$4,500	
Slab					
				Total Base	\$271,000
Adjustments	1 Row Type Adj. x 1.00				\$271,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				1:960	\$6,100
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$4,500
No Heating (-)					\$0
A/C (+)				2:1025	\$2,000
No Elec (-)					\$0
Plumbing (+ / -)			7 – 5 = 2 x \$800		\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$285,200
				Sub-Total, 1 Units	
Exterior Features (+)				\$37,900	\$323,100
Garages (+) 0 sqft				\$0	\$323,100
Quality and Design Factor (Grade)					1.15
Location Multiplier					0.96
				Replacement Cost	\$356,702

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	5/6 Maso	B-1	1890	1980	45 F		0.96		4,965 sqft	\$356,702	30%	\$249,690	0%	100%	1.350	0.710	100.00	0.00	0.00	\$239,300
2: Detached Garage	1	Wood Fr	D	1900	1900	125 A	\$46.21	0.96	\$35.49	18'x24'	\$15,331	50%	\$7,670	0%	100%	1.000	1.000	100.00	0.00	0.00	\$7,700