

90-08-04-539-217.000-004

HANKES, EDWARD A/KRISTINE

416 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

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

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**510, 1 Family Dwell - Platted Lot****BLUFFTON AVERAGE 132/ 1/2****Notes**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/18/1994	HANKES, EDWARD A	0	WD	127/161		
03/26/1993	BULGER, DENNIS	0	WD	128/63		
05/19/1989	BULGER, SHARON	0	WD	/		
05/19/1989	LOUDEN, LOUISE	0	WD	/		
01/01/1900	KINNE, MARK		WD	/		

**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	AA	AA	AA
02/25/2025		04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>					
Land	\$21,100	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
Land Res (1)	\$21,100	\$21,100	\$21,100	\$21,100	\$13,400	\$13,400
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$247,000	\$256,200	\$228,900	\$220,700	\$197,000	
Imp Res (1)	\$247,000	\$256,200	\$228,900	\$220,700	\$197,000	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$268,100	\$277,300	\$250,000	\$234,100	\$210,400	
Total Res (1)	\$268,100	\$277,300	\$250,000	\$234,100	\$210,400	
Total Non Res (2)	\$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	\$292.86	\$302	\$21,140	0%	1.0000	100.00	0.00	0.00	\$21,140

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

BLUFFTON 200543 HOUSETYPE

Characteristics**Topography** Flood HazardLevel

Public Utilities ERA

All

Streets or Roads TIF

Paved, Sidewalk **Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group

2024

Data Source External Only

Collector

09/17/2024

Nexus

Appraiser

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

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BLUFFTON AVERAGE 132/ 2/2

General Information

		#	TF
Occupancy	Single-Family		
Description	Single-Family	Full Bath	1 3
Story Height	2	Half Bath	1 2
Style	64 Two Story - Before	Kitchen Sinks	1 1
Finished Area	2637 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 7

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input 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

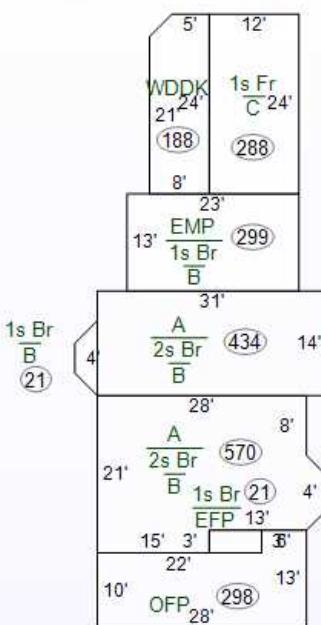
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

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

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

CENTRAL AIR SECOND FLOOR ONLY

**Specialty Plumbing**

Description	Count	Value
Exterior Features (+)		\$37,900
Garages (+) 0 sqft		\$0
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.96
Replacement Cost		\$356,702

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

Total all pages

\$247,000

Total this page

\$247,000