

90-08-09-100-025.001-004

INDIANA DEPT OF TRANSPORT

MAIN

610, Exempt, State of Indiana

BLUFFTON COM/IND SOU

1/2

General Information**Parcel Number**

90-08-09-100-025.001-004

Local Parcel Number

0100780706

Tax ID:**Routing Number**

M05.07 R27

Property Class 610

Exempt, State of Indiana

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 203343-004

BLUFFTON COM/IND SOUTH

Section/Plat

009.070

Location Address (1)

MAIN

BLUFFTON, IN 46714

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

N/A

Characteristics**Topography** Flood Hazard

Level

Ownership

INDIANA DEPT OF TRANSPORTATIO

Date

Owner

Transfer of Ownership

Doc ID Code Book/Page Adj Sale Price V/I

Notes

J MCMANAMA - DEV

5333 HATFIELD RD

FORT WAYNE, IN 46808

02/10/2003 INDIANA DEPT OF TR

DD

140/520

I

01/01/1900 JACKSON, JAMES/M

WD

/

I

Tax ID:**Legal**09-26-12 0.16A R/W ST RD 1 & HARVEST ROAD
(9-G)**Exempt****Valuation Records (Work In Progress values are not certified values and are subject to change)**

2025

WIP

02/16/2025

Indiana Cost Mod

1.0000

Notice Required

Assessment Year

AA

04/13/2025

Indiana Cost Mod

1.0000

2024

AA

03/30/2024

Indiana Cost Mod

1.0000

2023

AA

03/14/2023

Indiana Cost Mod

1.0000

2022

AA

04/07/2022

Indiana Cost Mod

1.0000

2021

AA

03/01/2021

Indiana Cost Mod

1.0000

Land

\$0

\$0

\$0

\$0

\$0

\$0

\$1,400

Land Res (1)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Land Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$0

\$1,400

Improvement

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Imp Res (1)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Imp Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Total

\$0

\$0

\$0

\$0

\$0

\$0

\$1,400

Total Res (1)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Total Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$0

\$0

Total Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$0

\$1,400

Land Data (Standard Depth: Res 120', CI 120')**Base Lot: Res 0' X 0', CI 0' X 0'**

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

82

A

0

0.1600

1.00

\$2,390

\$2,390

\$382

-100%

1.0000

1.00

0.00

100.00

0.00

\$00

Neighborhood Life Cycle Stage

Other

Tuesday, April 15, 2025

Review Group

2024

Data Source External Only

Collector

07/26/2024

Nexus

Appraiser

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | \$0.16 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | \$0.16 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.16 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.00 |
| 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 | \$0 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$0 |

