

90-08-04-518-036.000-004

Crown Homes, Inc

115 E WILEY

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information

Parcel Number
90-08-04-518-036.000-004
Local Parcel Number
0100751000
Tax ID:

Routing Number
M03.07 R101

Property Class 510 RENTAL
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 200643-004
BLUFFTON AVERAGE 150

Section/Plat
04

Location Address (1)
115 E WILEY
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Ownership

Crown Homes, Inc
979 N MAIN ST
Bluffton, IN 46714
SS 23-26-12 S 50' OF E 50'

Legal

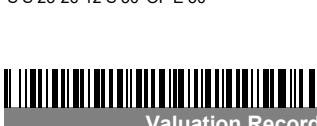
115 E WILEY

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/27/2017	Crown Homes, Inc	20172542	QC	/	/	/
05/16/2013	Ringger, Chad M/Bran	189293	WR	152/545	\$36,000	/
11/02/2009	ADAMS, HELEN SUZ	169699	AF	148/706	/	/
10/20/1999	WARRENBURG, WAN	0	AF	136/364	/	/
01/01/1900	WARRENBURG, HER		WD	/	/	/

Notes



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

WIP	2025	Assessment Year	2025	2024	2023	2022	2021
	Reason For Change	AA	AA	AA	AA	AA	AA
Income Approach	02/16/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
1.0000		Valuation Method	Income Approach				
		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
		Land	\$4,600	\$5,700	\$5,200	\$2,700	\$3,000
		Land Res (1)	\$0	\$0	\$0	\$0	\$0
		Land Non Res (2)	\$4,600	\$5,700	\$5,200	\$2,700	\$3,000
		Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Improvement	\$53,000	\$51,900	\$42,800	\$34,200	\$33,900
		Imp Res (1)	\$0	\$0	\$0	\$0	\$0
		Imp Non Res (2)	\$53,000	\$51,900	\$42,800	\$34,200	\$33,900
		Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
		Total	\$57,600	\$57,600	\$48,000	\$36,900	\$36,900
		Total Res (1)	\$0	\$0	\$0	\$0	\$0
		Total Non Res (2)	\$57,600	\$57,600	\$48,000	\$36,900	\$36,900
		Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 52' X 151', CI 52' X 151')

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		50	50x50	0.56	\$370	\$207	\$10,350	0%	1.0000	0.00	100.00	0.00	\$10,350

Land Computations

Calculated Acreage	0.06
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.06
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	0.06
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	\$10,400
CAP 3 Value	\$0
Total Value	\$10,400

Data Source External Only

Collector 05/22/2024

Nexus

Appraiser

90-08-04-518-036.000-004

Crown Homes, Inc

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style 86 Rental - Single fami
 Finished Area 906 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

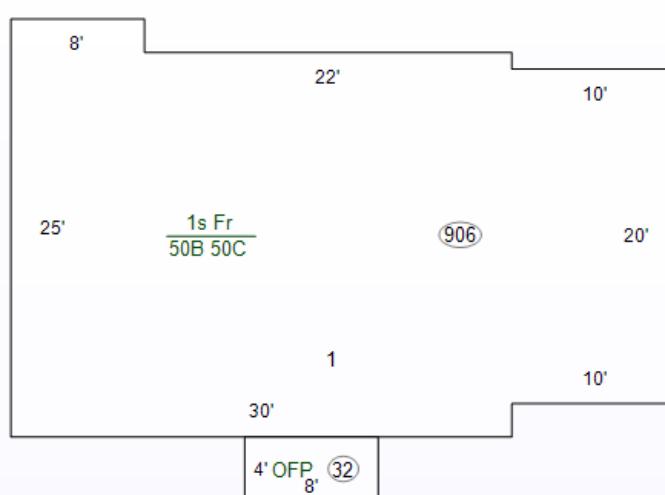
Exterior Features

Description	Area	Value
Porch, Open Frame	32	\$3,400

Plumbing

#	TF
Full Bath	1
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	3
	5

115 E WILEY



510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	906	906	\$96,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt	453	0	\$22,800		
Crawl	453	0	\$5,400		
Slab					

Total Base \$125,100

Adjustments 1 Row Type Adj. x 1.00 \$125,100

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:906 \$4,400

No Elec (-) \$0

Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$129,500

Sub-Total, 1 Units

Exterior Features (+) \$3,400 \$132,900

Garages (+) 0 sqft \$0 \$132,900

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.96

Replacement Cost \$121,205

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	1	Wood Fr	C-1	1925	1980	45 A		0.96		1,359 sqft	\$121,205	30%	\$84,840	0%	100%	1.410	1.000	0.00	100.00	0.00	\$119,600

Total all pages

\$119,600

Total this page

\$119,600