

90-08-04-516-005.000-004

Gallion, Andrew E/Tosha M

604 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-516-005.000-004

Local Parcel Number

0100656000

Tax ID:**Routing Number**

M04.01 R30

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 200643-004

BLUFFTON AVERAGE 150

Section/Plat

04

Location Address (1)

604 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200643 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, 2025

Review Group 2024

OwnershipGallion, Andrew E/Tosha M
604 S Main
Bluffton, IN 46714**604 S MAIN****Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/03/2018	Gallion, Andrew E/Tos	20184484	WR	/	\$138,000	I
05/30/2014	Netherland, Brian D/M	194348	WR	153/790		I
04/15/2009	Smekens etal, Melissa	166527	QC	148/152		I
02/23/1998	SMEKENS, MELISSA	0	WD	133/880		I
01/01/1900	BARR, MAUDE E		WD	/		I

Notes**Legal**TOWNLEY & SILVER SOUTH LOT 103 N 65 FT
TOWNLEY & SILVER SOUTH LOT 104 N 65 FT**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	AA
03/04/2025	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	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>					
Land	\$17,800	\$17,800	\$17,800	\$17,800	\$11,100	\$11,100
Land Res (1)	\$17,800	\$17,800	\$17,800	\$17,800	\$11,100	\$11,100
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$174,700	\$174,900	\$160,500	\$148,200	\$131,500	
Imp Res (1)	\$174,700	\$174,900	\$160,500	\$148,200	\$131,500	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$192,500	\$192,700	\$178,300	\$159,300	\$142,600	
Total Res (1)	\$192,500	\$192,700	\$178,300	\$159,300	\$142,600	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
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		65	65x118	0.89	\$307.69	\$274	\$17,810	0%	1.0000	100.00	0.00	0.00	\$17,810

Land Computations

Calculated Acreage	0.18
Actual Frontage	65
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.18
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	0.18
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	\$17,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,800

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

90-08-04-516-005.000-004

Gallion, Andrew E/Tosha M

604 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Duplex
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 2736 sqft
 Make

Plumbing

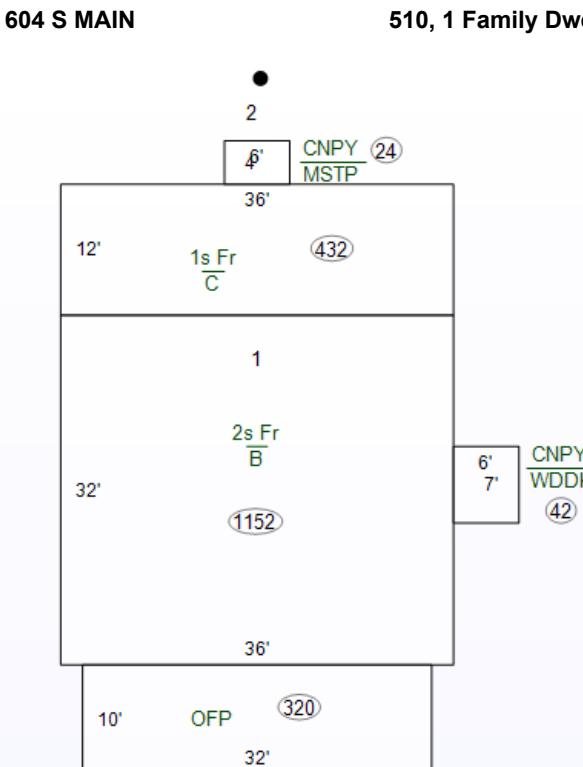
Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> 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"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features

Description	Area	Value
Stoop, Masonry	24	\$1,800
Canopy, Shed Type	24	\$400
Porch, Open Frame	320	\$14,600
Wood Deck	42	\$1,700
Canopy, Shed Type	42	\$500

**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1584	1584	\$138,900
2	1Fr	1152	1152	\$57,000
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		576	0	\$26,000
Crawl		432	0	\$5,300
Slab				
Total Base				\$227,200
Adjustments				\$227,200
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1584 2:1152 \$7,400
No Elec (-)				\$0
Plumbing (+ / -)				8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$237,000
Sub-Total, 1 Units				
Exterior Features (+)				\$19,000 \$256,000
Garages (+) 0 sqft				\$0 \$256,000
Quality and Design Factor (Grade)				0.95
Location Multiplier				0.96
Replacement Cost				\$233,472

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	Wood Fr	C-1	1900	1975	50 A		0.96		3,312 sqft	\$233,472	35%	\$151,760	0%	100%	1.410	0.710	100.00	0.00	0.00	\$151,900
2: Detached Garage	1	Wood Fr	C	2005	2005	20 A	\$38.62	0.96	\$37.08	24'x32'	\$28,474	20%	\$22,780	0%	100%	1.000	1.000	100.00	0.00	0.00	\$22,800

Total all pages

\$174,700

Total this page

\$174,700