

90-08-04-537-023.000-004

General Information

Parcel Number
90-08-04-537-023.000-004

Local Parcel Number
0100750900

Tax ID:

Routing Number
M04.17 R111

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

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)
1017 W WASHINGTON
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 Monday, April 27, 2026

Review Group 2024

Caudill, Donna J

Ownership

Caudill, Donna J
9757 W Chapel Rd
Andrews, IN 46702

Legal

COL 40-26-12



1017 W WASHINGTON

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/23/1987	Caudill, Donna J	0	WD	/		I
02/05/1986	Q.C. TOOK OFF SUS	0	WD	/		I
01/01/1900	TOOK OFF LUSTER		WD	/		I

BLUFFTON AVERAGE 150/ 1/2

Notes

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
04/21/2026	As Of Date	04/10/2026	04/13/2025	03/30/2024	03/14/2023	04/07/2022
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	☐	☐	☐	☐	☐
\$18,900	Land	\$18,900	\$18,900	\$18,900	\$18,900	\$11,200
\$18,900	Land Res (1)	\$18,900	\$18,900	\$18,900	\$18,900	\$11,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$72,500	Improvement	\$72,500	\$93,300	\$92,900	\$84,300	\$76,800
\$72,500	Imp Res (1)	\$72,500	\$93,300	\$92,800	\$84,200	\$76,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$100	\$100	\$100
\$91,400	Total	\$91,400	\$112,200	\$111,800	\$103,200	\$88,000
\$91,400	Total Res (1)	\$91,400	\$112,200	\$111,700	\$103,100	\$87,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$100	\$100	\$100

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	50x155	1.02	\$370	\$377	\$18,850	0%	1.0000	100.00	0.00	0.00	\$18,850

Land Computations

Calculated Acreage	0.18
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.18
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	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	\$18,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,900

Data Source External Only

Collector 06/28/2024 Nexus

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	53 Partial Story - Befor
Finished Area	1426 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	160	\$7,600
Porch, Open Frame	135	\$6,700

Plumbing

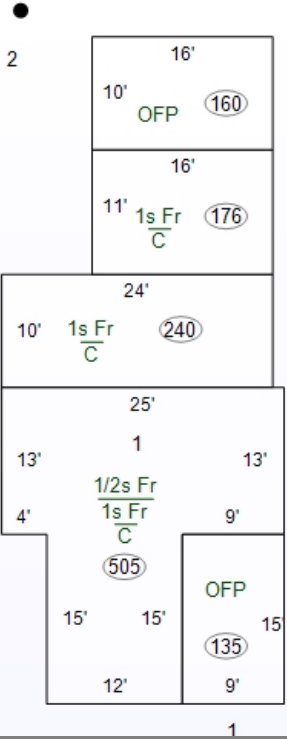
	#	TF
Full Bath	0	0
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	0	0

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	921	921	\$121,200	
2					
3					
4					
1/4					
1/2	1Fr	505	505	\$41,500	
3/4					
Attic					
Bsmt					
Crawl		921	0	\$6,500	
Slab					

Total Base \$169,200

Adjustments 1 Row Type Adj. x 1.00 \$169,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	0 - 5 = -5 x \$0 (\$7,400)
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$161,800

Sub-Total, 1 Units

Exterior Features (+)	\$14,300	\$176,100
Garages (+) 0 sqft	\$0	\$176,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.96	
Replacement Cost	\$152,150	

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 1/2	Wood Fr	D+2	1900	1975	51 F		0.96		1,426 sqft	\$152,150	55%	\$68,470	0%	100%	1.230	0.860	100.00	0.00	0.00	\$72,400
2: Utility Shed	1	SV	D	1970	1970	56 F		0.96		8'x8'		70%		0%	100%	1.000	1.000	100.00	0.00	0.00	\$100