

*Expanding your Horizon...*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

## Spacious Executive Home with 4 Bedrooms, 2.5 Baths, Vaulted Ceilings, Expansive Yard & 3-Car Attached Garage!



***B**eautifully maintained and full of character!*

*This executive-style home offers a perfect blend of space, comfort, & functionality! Situated on a large, open lot, the property provides a sense of privacy while still being part of a well-kept neighborhood setting.*

*Inside, you will find a bright and inviting layout highlighted by vaulted ceilings, large windows, and warm wood finishes throughout. The main living area features a cozy fireplace and generous space for gathering, while the kitchen offers ample cabinetry, stainless steel appliances, and a center island ideal for everyday living & entertaining.*

*The home includes 4 spacious bedrooms, including a primary suite with an ensuite bath featuring dual vanities, a soaking tub, and separate shower. A large walk-in closet with custom shelving provides exceptional storage and organization.*

*Additional highlights include a dedicated laundry room with cabinetry and utility sink, a welcoming entry foyer, & multiple living and dining spaces that offer flexibility for today's lifestyle.*

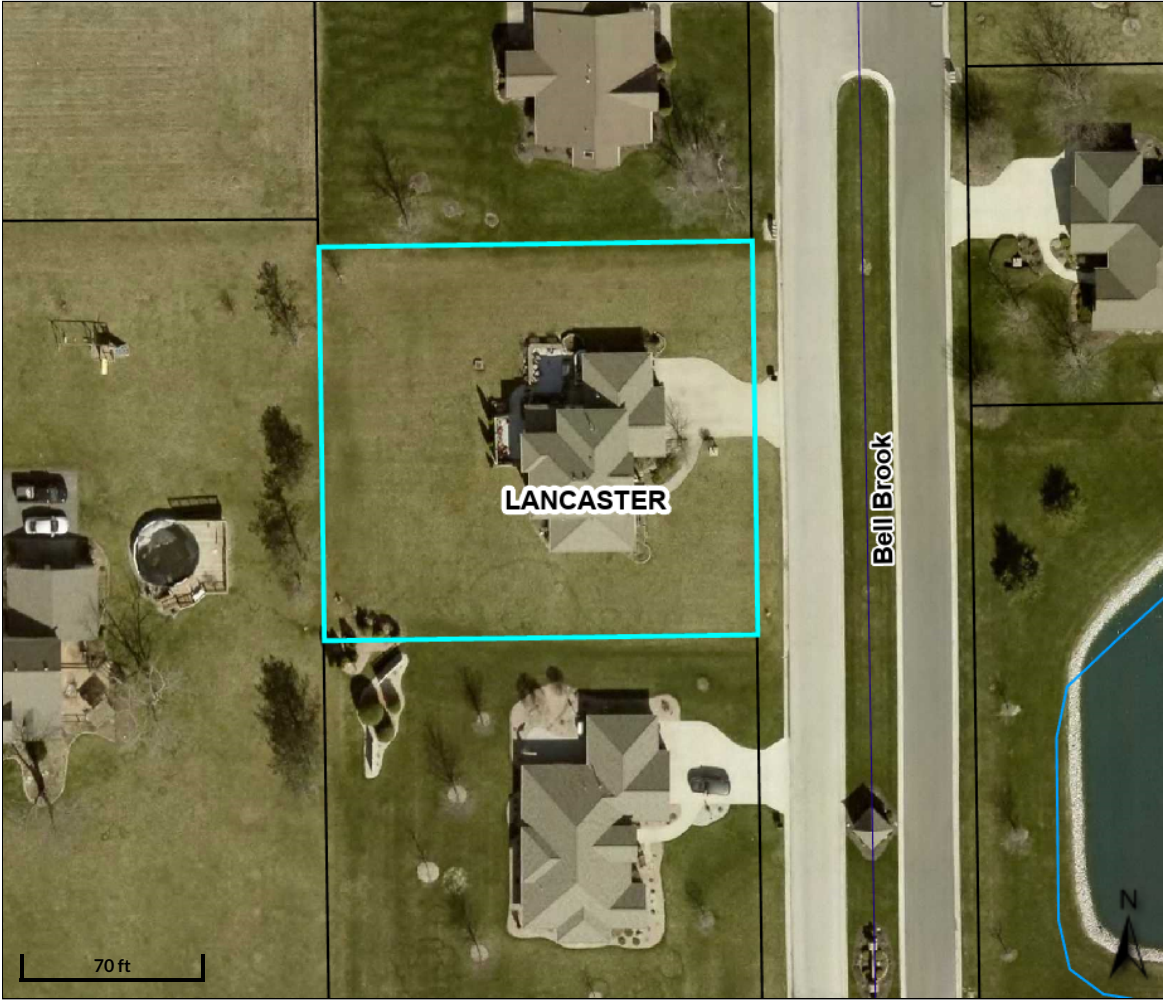
*Step outside to enjoy the oversized backyard and patio area—perfect for relaxing, entertaining, or simply enjoying the open green space.*



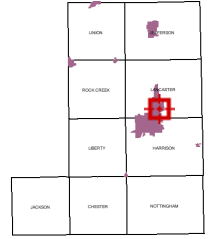
*With its combination of thoughtful design, generous living space, and well-maintained condition, this home offers a fantastic opportunity for those seeking comfort, space, and an elevated everyday living experience.*

*Don't Miss This One ~ Book a Showing Today!*





**Overview**



**Legend**

- ROW\_Setbacks**
- Rural Major Collector
  - Rural Minor Arterial
  - Rural Other Principal Arterial
  - Road Centerlines
- Towns**
- Towns
- Townships**
- Townships
- Other Features**
- Rail
  - Water
  - Culverts
  - Ditches
  - Parcels

<b>Parcel ID</b>	90-05-27-502-002.000-011	<b>Alternate ID</b>	012-03014-02	<b>Owner Address</b>	Elsten, Richard W/Cindy 1312 Bell Brook Blvd Bluffton, IN 46714
<b>Sec/Twp/Rng</b>	27-27-12	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	1312 Bell Brook Blvd Bluffton	<b>Acreage</b>	0.529		
<b>District</b>	Bluffton City - Lancaster NW				
<b>Brief Tax Description</b>	BELL BROOK ESTATES SEC 1 LOT 2 (27-P) <span style="color: red;">(Note: Not to be used on legal documents)</span>				

Date created: 4/17/2026  
Last Data Uploaded: 4/16/2026 10:36:47 PM



General Information

Parcel Number 90-05-27-502-002.000-011
Local Parcel Number 0120301402
Tax ID:

Ownership

Elsten, Richard W/Cindy
1312 Bell Brook Blvd
Bluffton, IN 46714

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/26/2015 to 01/01/1900.

Legal

BELL BROOK ESTATES SEC 1 LOT 2 27-P

Routing Number

M18.1 R03

Property Class 510

1 Family Dwell - Platted Lot



Res

Year: 2025

Location Information

County Wells
Township LANCASTER TOWNSHIP
District 011 (Local 011 )
BLUFFTON CITY-LANCASTER TW

School Corp 8435
NORTHERN WELLS COMMUNITY

Neighborhood 500447-011
BELL BROOK ESTATES

Section/Plat
027.000

Location Address (1)
1312 BELL BROOK BLVD
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2023

Data Source External Only

Collector 04/19/2023

Nexus

Appraiser

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2022-2025.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 130' X 159', CI 130' X 159')

Table with columns: 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. Row shows F, F, 145, 145x159, 1.03, 244.83, 252, 36,540, 0%, 1.0000, 100.00, 0.00, 0.00, 36,540.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.53), Actual Frontage (145), Developer Discount, Parcel Acreage (0.53), 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 (0.53), 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 (\$36,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$36,500).

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	61 Two Story - 1990+
Finished Area	2149 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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, Open Masonry	50	\$4,700
Patio, Concrete	166	\$1,300
Patio, Concrete	288	\$2,200

**Plumbing**

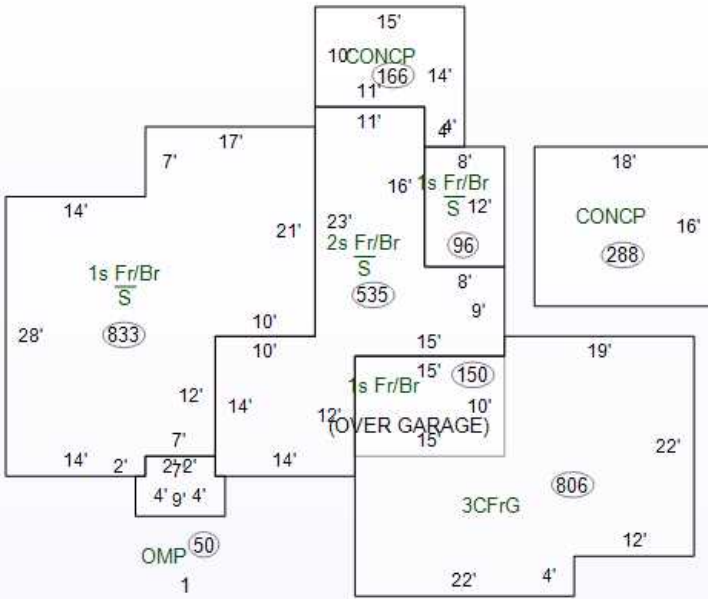
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
<b>Total</b>	<b>7</b>	<b>12</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,800

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	91A	1464	1464	\$135,500	
2	91A	685	685	\$43,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1464	0	\$0	

**Total Base** \$178,600

**Adjustments 1 Row Type Adj. x 1.00** \$178,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MO:1	\$3,500
No Heating (-)		\$0
A/C (+)	1:1464 2:685	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

**Sub-Total, One Unit** \$195,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,200	\$204,000
Garages (+) 806 sqft	\$30,400	\$234,400
Quality and Design Factor (Grade)	1.30	
Location Multiplier	0.96	
<b>Replacement Cost</b>		<b>\$292,531</b>

**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	1/6 Maso	B+1	1998	1998	27	A		0.96		2,149 sqft	\$292,531	22%	\$228,170	0%	100%	1.420	1.000	100.00	0.00	0.00	\$324,000



# Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

## MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

### Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,  
(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: \_\_\_\_\_ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Authentisign  
Scott Elsten, PR 04/17/26  
Owner Date

Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

*...Generation after Generation*



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