

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values 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 values for 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**

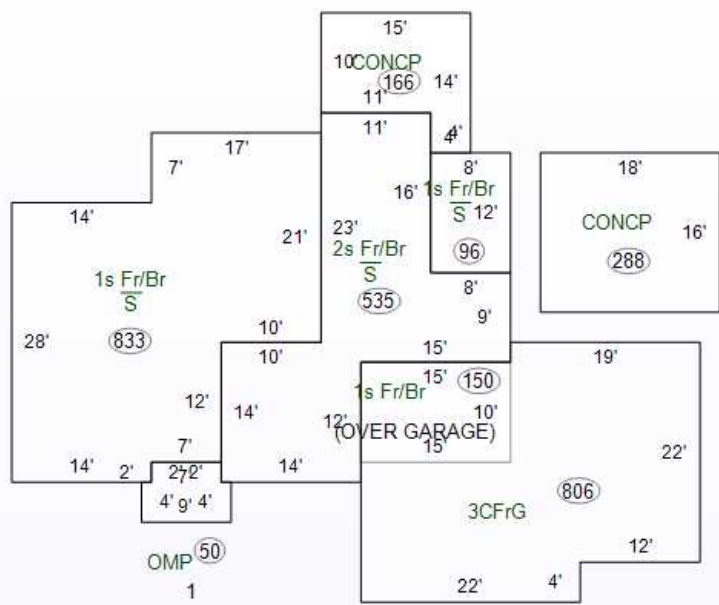
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
<b>Total</b>	<b>7</b>	<b>12</b>

**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	
				<b>Total Base</b>	<b>\$178,600</b>

**Adjustments**

Adjustment	Value
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
<b>Sub-Total, One Unit</b>	
<b>Sub-Total, 1 Units</b>	

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