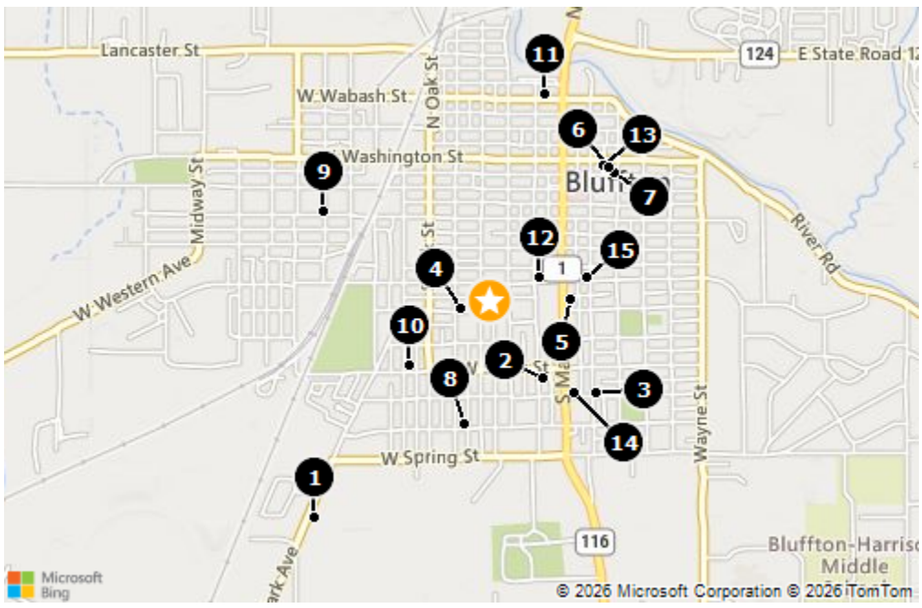
ICE SiteX Report

OrderID: 97908887

SiteX Property Information Report



Subject Property Location

621 S WILLIAMS ST, BLUFFTON, IN 46714-3125

County:	**WELLS IN**	Census Tract:	181790406.002007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	90-08-04-513-003.000-004	Thomas Bros Pg-Grid:	

Valuation

Value:	**$178,000**	FSD:	27	Common Confidence Score:	27
Value Range:	$129,940 - $226,060	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	4:BLUFF-HARRISON
Assd Land Value:	$18,500	Market Land Value:	$18,500	Tax Year:	2025
Assd Improvement:	$152,300	Market Improvment Value:	$152,300	Total Taxable Value:	$1,277
Total Assessed Value:	$170,800	Total Assessor Market Value:	$170,800	Delinquent Year:	
				Tax Account ID:	00001540371
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 26 Section: 4 District: 0002 Map Ref: MP M04.07 R58

Abbreviated Description:	WILEY #2 LOT 26 (4K)
City/Muni/Twp:	HARRISON TOWNSHIP

Property Characteristics

Lot Size:	7,492 SF	Bedrooms:	3	Pool:	
Building Area:	2210 SF	Baths:	1	Fireplace:	
Year Built:	1980	Partial Baths:	1	Type Const:	Wood
Number of Buildings:		Number of Rooms:	7	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1.5+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	Partial	Roof Cover:	Asphalt
		Foundation:	Raised	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	07/06/2022	Loan Amount:	N/A
Document #:	20223049 BK-PG -	Loan Type:	FHA
TD Due Date:	05/01/2052	Type Finance:	FIX

Legal Description:
Lot: 26 Subdivision: WILEYS SECOND ADD

Prior Transfer

Recording Date:	03/14/2007	Sales Price:	N/A
Document #:	BK-PG 145 -825	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/09/2007		
Document Type:			

Legal Description:
Lot: 26 Subdivision: WILEYS SECOND ADDITION
City/Muni/Twp: BLUFFTON

Mortgage Record

Recording Date:	03/14/2007	Loan Amount:	N/A
Document #:	BK-PG 128-295	Loan Type:	FHA
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Lot: 26 Subdivision: WILEYS SECOND ADDITION
City/Muni/Twp: BLUFFTON

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Prior Transfer

Recording Date:	03/14/2007	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26 Section: 4 District: 0002 Map Ref: MP M04.07 R58
Abbreviated Description: WILEY #2 LOT 26 (4K)
City/Muni/Twp: HARRISON TOWNSHIP

Prior Transfer

Recording Date:	02/07/2007	Sales Price:	$85,000
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Abbreviated Description: Bk-Pg/Doc not avail from the Assessor File

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,837 SF	Median # of Baths	1
Median Living Area	1,288 SF	Median Year Built	1965
Price Range - 2 Yrs		Age Range	26 years to 166 years
Median Value		Median Age	61 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.66Mi.	**1317 CLARK AVE** **BLUFFTON, IN 46714-3450**	06/03/2026			1144	5/3/2	1980	43,560 SF	
		APN: 90-08-09-200-007.000-004 Document #: 20261974 Document Type: Price Code: Land Use: Single Family Residential Legal: Section: 9 Sec/Twnship/Range: S9 T26N R12E Abbreviated Description: Section:9 Sec/Twnship/Range:S9 T26N R12E								
2	.23Mi.	**907 S JOHNSON ST** **BLUFFTON, IN 46714-3611**	06/02/2026			1060	4/2/1	1980	7,013 SF	
		APN: 90-08-04-504-022.000-004 Document #: 20261950 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Subdivision: ARNOLDS ADD Abbreviated Description: Lot:20 Subdivision:ARNOLDS ADD								
3	.34Mi.	**201 E TOWNLEY ST** **BLUFFTON, IN 46714-3710**	05/18/2026			992	4/2/1	1990	9,278 SF	
		APN: 90-08-04-505-029.000-004 Document #: 20261751 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 164 Subdivision: R W & J W TOWNLEY SOUTH ADD Abbreviated Description: Lot:164 Subdivision:R W & J W TOWNLEY SOUTH ADD								
4	.07Mi.	**627 S MORGAN ST** **BLUFFTON, IN 46714-3107**	05/15/2026			976	4/2/1	1980	4,879 SF	
		APN: 90-08-04-512-001.000-004 Document #: 20261732 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Subdivision: TRIBOLET & DOUGHERTYS SOUTH ADD Abbreviated Description: Lot:25 Subdivision:TRIBOLET & DOUGHERTYS SOUTH ADD								
5	.21Mi.	**617 S MAIN ST** **BLUFFTON, IN 46714-3203**	05/15/2026			2172	6/3/2	2000	7,971 SF	
		APN: 90-08-04-511-056.000-004 Document #: 20261715 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Subdivision: R W & J W TOWNLEYS SOUTH ADD Abbreviated Description: Lot:24 Subdivision:R W & J W TOWNLEYS SOUTH ADD								
6	.44Mi.	**220 E WASHINGTON ST** **BLUFFTON, IN 46714-2125**	05/15/2026			3779	7/5/3	1860	9,801 SF	
		APN: 90-08-04-539-146.000-004 Document #: 20261730 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 107 Subdivision: TOWN OF BLUFFTON Abbreviated Description: Lot:107 Subdivision:TOWN OF BLUFFTON								
7	.44Mi.	**214 S BENNETT ST** **BLUFFTON, IN 46714-2135**	05/14/2026			974	5/2/1	1884	3,790 SF	
		APN: 90-08-04-539-148.000-004 Document #: 20261688 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 108 Subdivision: TOWN OF BLUFFTON Abbreviated Description: Lot:108 Subdivision:TOWN OF BLUFFTON								
8	.31Mi.	**425 W HORTON ST** **BLUFFTON, IN 46714-3502**	05/06/2026			1300	5/3/1	1965	10,237 SF	Yes
		APN: 90-08-04-503-026.000-004 Document #: 20261552 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 77 Subdivision: OAK PARK ADD MapRef: PB 3 PG 90 Abbreviated Description: Lot:77 Subdivision:OAK PARK ADD Map Ref:PB 3 PG 90								
9	.47Mi.	**1003 W SOUTH ST** **BLUFFTON, IN 46714-2322**	05/04/2026			704	4/2/1	1920	4,443 SF	
		APN: 90-08-04-200-033.000-004 Document #: 20261535 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 3 Section: 4 Subdivision: R W & J W TOWNLEYS WEST ADD Sec/Twnship/Range: S4 T26N R12E Abbreviated Description: Block:3 Section:4 Subdivision:R W & J W TOWNLEYS WEST ADD Sec/Twnship/Range:S4 T26N R12E								
10	.25Mi.	**821 JERSEY ST** **BLUFFTON, IN 46714-3009**	04/30/2026			1280	6/3/2	1949	5,576 SF	
		APN: 90-08-04-503-271.000-004 Document #: 20261487 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 213 Subdivision: OAK PARK ADD Abbreviated Description: Lot:213 Subdivision:OAK PARK ADD								
11	.53Mi.	**121 W WABASH ST** **BLUFFTON, IN 46714-2034**	04/30/2026			2228	9/4/1	1890	4,879 SF	
		APN: 90-08-04-539-129.000-004 Document #: 20261509 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 3 Subdivision: TOWN OF BLUFFTON Abbreviated Description: Lot:3 Subdivision:TOWN OF BLUFFTON

12 .14Mi. **127 W WILEY AVE** 04/29/2026 1853 5/2/1 1860 5,837 SF
BLUFFTON, IN 46714-2537
APN: 90-08-04-516-039.000-004 Document #: 20261474
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 46 Subdivision: TOWNLEY & SILVERS SOUTH ADD Abbreviated Description: Lot:46 Subdivision:TOWNLEY & SILVERS SOUTH ADD

13 .43Mi. **212 E WASHINGTON ST** 04/27/2026 1288 6/3/1 1860 4,879 SF
BLUFFTON, IN 46714-2125
APN: 90-08-04-539-070.000-004 Document #: 20261451
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 106 Subdivision: TOWN OF BLUFFTON Abbreviated Description: Lot:106 Subdivision:TOWN OF BLUFFTON

14 .31Mi. **929 S MAIN ST** 04/24/2026 2554 8/4/1 1980 10,716 SF
BLUFFTON, IN 46714-3601
APN: 90-08-04-505-052.000-004 Document #: 20261402
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 120 Subdivision: R W & J W TOWNLEYS SOUTH ADD Abbreviated Description: Lot:120 Subdivision:R W & J W TOWNLEYS SOUTH ADD

15 .25Mi. **127 E WILEY AVE** 04/08/2026 1590 6/3/1 1970 5,314 SF
BLUFFTON, IN 46714-2512
APN: 90-08-04-518-090.000-004 Document #: 20261196
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Subdivision: SILVERS SOUTH ADD Abbreviated Description: Lot:27 Subdivision:SILVERS SOUTH ADD

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**621 S WILLIAMS ST**	**03/14/2007**	$170,800	$170,800	2,210	7/3/1	1980	7,492 SF	
.01Mi.	**625 S WILLIAMS ST**	**01/23/1996**	$57,600	$57,600	1,080	5/3/1	1915	7,362 SF	
.02Mi.	**629 S WILLIAMS ST**	**12/19/2018**	$119,600	$119,600	972	5/2/1	1980	7,362 SF	
.02Mi.	**324 W WILEY AVE**	**09/25/1996**	$156,400	$156,400	1,659	7/3/1	1840	7,492 SF	
.02Mi.	**328 W WILEY AVE**	**07/12/2006**	$260,500	$260,500	1,768	7/4/2	2000	8,843 SF	
.02Mi.	**320 W WILEY AVE**	**03/09/2006**	$156,100	$156,100	1,980	7/3/2	1875	7,057 SF	
.03Mi.	**403 W OHIO ST**	**05/27/2022**	$69,900	$69,900	2,340	7/3/1	1965	7,362 SF	
.03Mi.	**316 W WILEY AVE**	**10/14/1997**	$117,600	$117,600	1,558	6/3/2	1970	7,971 SF	
.03Mi.	**703 S WILLIAMS ST**	**07/06/2015**	$62,400	$62,400	2,228	7/3/1	1970	8,233 SF	
.03Mi.	**620 S MARION ST**	**06/06/2013**	$134,800	$134,800	1,653	7/4/1	1970	7,797 SF	
.03Mi.	**624 S MARION ST**	**07/23/2007**	$229,600	$229,600	1,571	6/3/2	1990	12,327 SF	AboveGround
.03Mi.	**404 W WILEY AVE**	**07/08/1985**	$173,000	$173,000	2,160	6/3/1	1975	7,057 SF	
.04Mi.	**310 W WILEY AVE**	**12/12/2016**	$164,500	$164,500	1,962	7/4/2	1980	7,187 SF	
.04Mi.	**407 W OHIO ST**	**08/16/2021**	$125,000	$125,000	1,215	5/2/1	1980	7,362 SF	
.04Mi.	**705 S WILLIAMS ST**	**01/28/2022**	$151,700	$151,700	980	5/2/1	2000	6,447 SF	
.04Mi.	**632 S MARION ST**	**10/03/2016**	$110,700	$110,700	1,144	5/2/1	1975	10,019 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	39.6 years old	Households:	6,711
Median Household Income:	$70,478	Households w/Family:	62%
Household Income Per Capita:	$33,033	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	30%

School District

School District Zone:	Bluffton-Harrison Metropolitan School District	Students:	1,813
Number of Schools:	3	Rating:	B+

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.96Mi.	**Bluffton High School** Number of Students: 507 Student-Teacher Ratio: 12.68 Advanced Placement: Yes	A+	Public	9 - 12
1.04Mi.	**Bluffton-Harrison Elementary School** Number of Students: 750 Student-Teacher Ratio: 14.85	C	Public	PK - 4
1.27Mi.	**Bluffton-Harrison Middle School** Number of Students: 556 Student-Teacher Ratio: 14.08	B	Public	5 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	113%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	123%	HIGHER
FORCIBLE ROBBERY	102%	SIMILAR
AGGRAVATED ASSAULT	119%	HIGHER
FORCIBLE RAPE	122%	HIGHER
MURDER	129%	HIGHER
OVERALL	125%	HIGHER

Disaster Alerts

1/23/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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