

90-08-04-516-048.000-004

Frauhiger, Drew Alan

518 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information**Parcel Number**

90-08-04-516-048.000-004

Local Parcel Number

0100887800

Tax ID:**Routing Number**

M04.01 R33

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

4L

Location Address (1)

518 S MAIN

BLUFFTON, IN 46714

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

BLUFFTON 200643 HOUSETYPE

Characteristics**Topography** **Flood Hazard**

Rolling

Public Utilities **ERA**

All

Streets or Roads **TIF**

Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024**Data Source** External Only**Frauhiger, Drew Alan****Ownership****518 S MAIN****510, 1 Family Dwell - Platted Lot****BLUFFTON AVERAGE 150/ 1/2****Notes**Frauhiger, Drew Alan
518 S Main
Bluffton, IN 46714

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/05/2022	Frauhiger, Drew Alan	20224937	WR	/	\$100,000	I
12/19/2011	Langel, Sandra E	180918	WD	150/900	\$87,500	I
04/16/2003	SCHWARTZ, ADAM L	129265	WD	140/729	\$55,000	I
10/03/1997	BIBERSTEIN, ANGEL	0	QC	133/402		I
09/18/1995	BIBERSTEIN, ANGEL	0	QC	131/20		I
01/01/1900	BIBERSTEIN, KRAIG		WD	/		I

Legal

TOWNLEY & SILVERS SOUTH 27/28/29 S PT

**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	\$19,100	\$19,100	\$19,100	\$19,100	\$12,000	\$12,000
Land Res (1)	\$19,100	\$19,100	\$19,100	\$19,100	\$12,000	\$12,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$181,900	\$174,900	\$159,500	\$146,100	\$129,700	
Imp Res (1)	\$181,900	\$174,900	\$159,500	\$146,100	\$129,700	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$201,000	\$194,000	\$178,600	\$158,100	\$141,700	
Total Res (1)	\$201,000	\$194,000	\$178,600	\$158,100	\$141,700	
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		66	68x130	0.94	\$298.53	\$281	\$19,108	0%	1.0000	100.00	0.00	0.00	\$19,110

Land Computations

Calculated Acreage	0.20
Actual Frontage	66
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

Collector 09/17/2024 Nexus

Appraiser

90-08-04-516-048.000-004

Frauhiger, Drew Alan

518 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 2
 Style 64 Two Story - Before
 Finished Area 2169 sqft
 Make

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

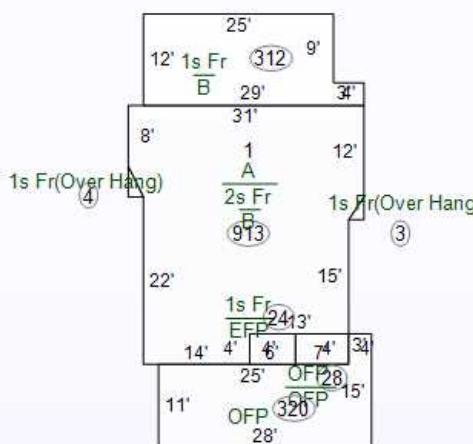
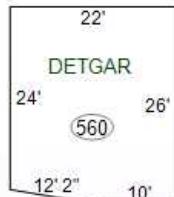
Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Porch, Open Frame	28	\$3,400
Porch, Open Frame	28	\$1,900
Porch, Open Frame	320	\$14,600
Porch, Enclosed Frame	24	\$4,800

518 S MAIN

**Specialty Plumbing**

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

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1225	1225	\$119,400
2	1Fr	944	944	\$50,400
3				
4				
1/4				
1/2				
3/4				
Attic		913	0	\$8,100
Bsmt		1225	0	\$39,800
Crawl				
Slab				
			Total Base	\$217,700
Adjustments	1 Row Type Adj. x 1.00			\$217,700
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			MO:1 PO:1	\$5,100
No Heating (-)				\$0
A/C (+)			1:1225 2:944	\$6,100
No Elec (-)				\$0
Plumbing (+ / -)		7 - 5 = 2 x \$800		\$1,600
Spec Plumb (+)				\$0
Elevator (+)				\$0
		Sub-Total, One Unit		\$230,500
		Sub-Total, 1 Units		
Exterior Features (+)		\$24,700		\$255,200
Garages (+) 0 sqft				\$0
Quality and Design Factor (Grade)			1.00	
Location Multiplier				0.96
		Replacement Cost		\$244,992

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	1900	1980	45 A		0.96		4,307 sqft	\$244,992	30%	\$171,490	0%	100%	1.410	0.710	100.00	0.00	0.00	\$171,700
2: Detached Garage	1	Wood Fr	D	1900	1900	125 A	\$42.58	0.96	\$36.51	22'x24'	\$20,446	50%	\$10,220	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,200

Total all pages

\$181,900

Total this page

\$181,900