

90-08-04-505-083.000-004

Barkley Properties LLC

104/106 E SILVER

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

General Information

Parcel Number
90-08-04-505-083.000-004
Local Parcel Number
0100766500
Tax ID:
Routing Number
M04.01 R64

Property Class 520 RENTAL
2 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
04

Location Address (1)
104/106 E SILVER
BLUFFTON, IN 46714

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

	2025	Assessment Year	2025	2025	2024	2024	2023
	WIP	Reason For Change	AA	Split	AA	Misc	Misc
	02/16/2025	As Of Date	04/13/2025	07/26/2024	03/30/2024	11/09/2023	07/02/2023
Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod		Indiana Cost Mod	
1.0000		1.0000		1.0000		1.0000	
Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Land	\$13,800	\$13,800	\$14,900	\$21,000	\$21,000	\$21,000	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$13,800	\$13,800	\$14,900	\$21,000	\$21,000	\$21,000	
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
Improvement	\$253,700	\$253,700	\$48,100	\$54,700	\$94,200	\$118,000	
Imp Res (1)	\$0	\$0	\$0	\$0	\$7,000	\$7,400	
Imp Non Res (2)	\$253,700	\$253,700	\$48,100	\$54,700	\$87,200	\$110,600	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	
Total	\$267,500	\$267,500	\$63,000	\$75,700	\$115,200	\$139,000	
Total Res (1)	\$0	\$0	\$0	\$0	\$7,000	\$7,400	
Total Non Res (2)	\$267,500	\$267,500	\$63,000	\$75,700	\$108,200	\$131,600	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 52' X 151', CI 52' X 151')

Zoning	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		85	85x63	0.64	\$252.94	\$162	\$13,770	0%	1.0000	0.00	100.00	0.00	\$13,770

Subdivision**Lot**

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved, Sidewalk	<input type="checkbox"/>

Neighborhood Life Cycle Stage

Other
Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 09/17/2024

Nexus

Appraiser

Notes

Land Computations
Calculated Acreage 0.12
Actual Frontage 85
Developer Discount <input type="checkbox"/>
Parcel Acreage 0.12
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 0.12
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 \$0
CAP 2 Value \$13,800
CAP 3 Value \$0
Total Value \$13,800

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104/106 E SILVER

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

General Information

	Row Type	#	TF
Occupancy		2	6
Description	Row Type	Full Bath	2
Story Height		Half Bath	0
Style	136 Row	Kitchen Sinks	2
Finished Area	1880 sqft	Water Heaters	2
Make		Add Fixtures	0
		Total	6 10

Floor Finish	
<input type="checkbox"/> Earth	<input 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"/> Wood Shingle		<input type="checkbox"/> Other	<input type="checkbox"/> Tile

Exterior Features		
Description	Area	Value
Porch, Open Frame	44	\$4,300
Porch, Open Frame	44	\$4,300
Patio, Concrete	87	\$600
Patio, Concrete	87	\$600

Plumbing**Accommodations****Heat Type****Roofing****Exterior Features****Specialty Plumbing****Summary of Improvements****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total, 1 Units****Quality and Design Factor (Grade)****Location Multiplier****Replacement Cost****Total this page****Total all pages****Improvement Value****Cost Ladder****Sub-Total, One Unit****Sub-Total,**