

90-08-04-505-083.001-004

Barkley Properties, LLC

108/110 E SILVER

520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

**General Information****Parcel Number**

90-08-04-505-083.001-004

**Local Parcel Number**

010-07665-01

**Tax ID:****Routing Number**

M04.01 R64.1

**Property Class 520** RENTAL  
2 Family Dwell - Platted Lot**Ownership**

Barkley Properties, LLC

1383 E 950 N

Ossian, IN 46777

**Legal**

TOWNLEY SOUTH E 1/2 LOT 116 (4-P)

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
02/09/2024	Barkley Properties, LL	20240500	QC	/			
02/09/2024	Barkley Properties, LL	20240498	QC	/			
12/01/2023	Barkley Properties LLC	20233818	WR	/	\$40,000		
09/07/2023	BawldGuy Note Invest	20232845	CO	/			
08/30/2021	BawldGuy Note Invest	20213911	CS	/			
08/23/2021	BawldGuy Note Invest	20213817	QC	/			

**Notes****Year: 2025**

2025

WIP

Assessment Year

2025

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)**

108/110 E SILVER

BLUFFTON, IN 46714

02/16/2025

Indiana Cost Mod

1.0000

Reason For Change

AA

Split

As Of Date

04/13/2025

07/26/2024

Valuation Method

Indiana Cost Mod

Indiana Cost Mod

Equalization Factor

1.0000

1.0000

Notice Required

\$13,800

\$0

\$13,800

\$0

\$253,700

\$0

\$253,700

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\$267,500

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520, 2 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 2/2

**General Information**

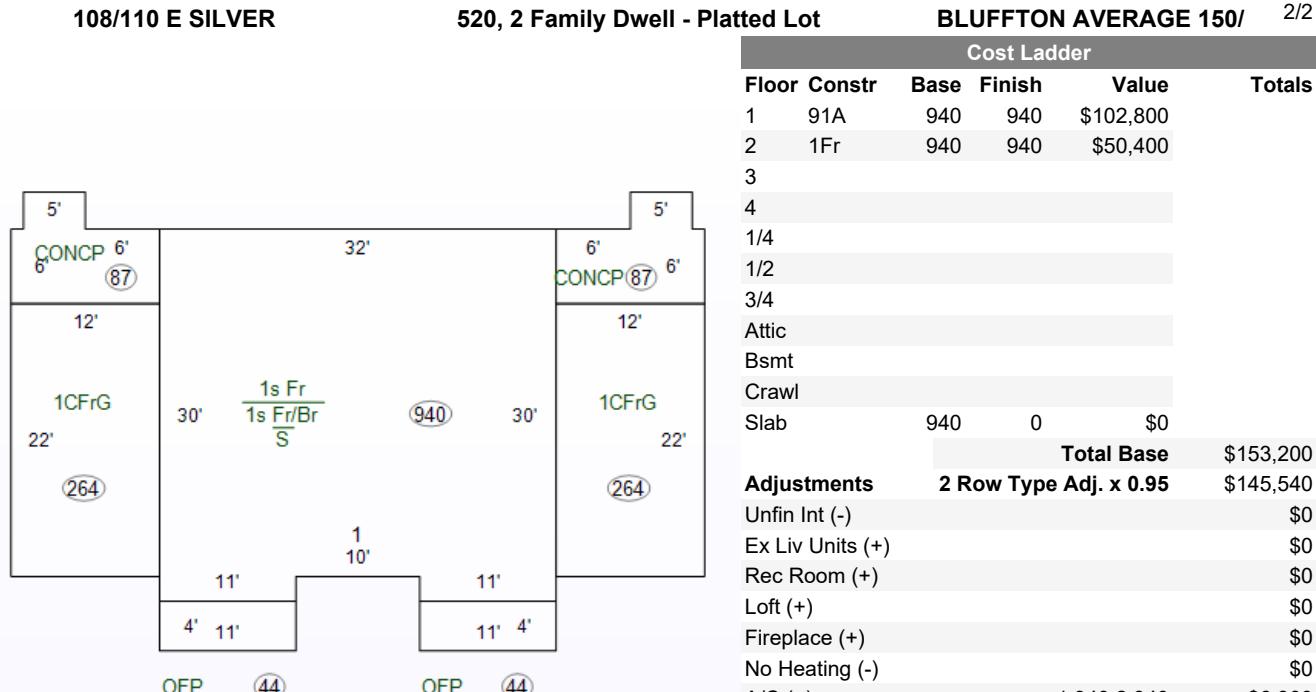
Occupancy	Row Type	#	TF
Description	Row Type	Full Bath	2 6
Story Height	2	Half Bath	0 0
Style	136 Row	Kitchen Sinks	2 2
Finished Area	1880 sqft	Water Heaters	2 2
Make		Add Fixtures	0 0
		Total	6 10

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



Specialty Plumbing			
Description	Count	Value	
			<b>Sub-Total, One Unit</b>
			<b>Sub-Total, 1 Units</b>

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	91A	940	940	\$102,800
2	1Fr	940	940	\$50,400
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab		940	0	\$0
				<b>Total Base</b> \$153,200
<b>Adjustments</b>	<b>2 Row Type Adj. x 0.95</b>			\$145,540
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:940 2:940 \$6,300
No Elec (-)				\$0
Plumbing (+/-)				10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)				\$0
Elevator (+)				\$0
			<b>Sub-Total, One Unit</b>	\$155,840
			<b>Sub-Total, 1 Units</b>	
Exterior Features (+)				\$165,640
Garages (+) 528 sqft				\$191,240
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.96
			<b>Replacement Cost</b>	\$183,590

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: Row Type	2	1/6 Maso	C	2024	2024	1 A		0.96		1,880 sqft	\$183,590	2%	\$179,920	0%	100%	1.410	1.000	0.00	100.00	0.00	\$253,700