

90-08-04-518-020.000-004

General Information

Parcel Number
90-08-04-518-020.000-004

Local Parcel Number
0100702300

Tax ID:

Routing Number
M04.01 R47

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
04

Location Address (1)
533 S MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Frauhiger, Kris A

Ownership

Frauhiger, Kris A
11115 S 700 W-90
Montpelier, IN 47359

Legal

SILVER SOUTH ADD PT 23 (4 -L) S 50' W 91'



533 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/01/2023	Frauhiger, Kris A	20231315	WR	/	\$260,000	I
03/08/2018	Vaughn, Howard Jr	20180784	CO	/		I
02/01/2008	Vaughn Jr, Howard	160447	CT	67/256	\$62,000	I
04/08/2004	VAUGHN, HOWARD J	137703	WD	141/974	\$45,000	I
10/11/1977	MILLER, TERRANCE	0	WD	/		I
01/01/1900	TO MILLER		WD	/		I

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

Notes

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	Reason For Change	AA	AA	AA	AA	AA
03/04/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$14,500	Land	\$14,500	\$14,500	\$14,500	\$8,600	\$8,600
\$0	Land Res (1)	\$0	\$0	\$14,500	\$8,600	\$8,600
\$14,500	Land Non Res (2)	\$14,500	\$14,500	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$253,500	Improvement	\$253,500	\$255,400	\$234,400	\$101,500	\$91,000
\$0	Imp Res (1)	\$0	\$0	\$234,400	\$101,500	\$91,000
\$253,500	Imp Non Res (2)	\$253,500	\$255,400	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$268,000	Total	\$268,000	\$269,900	\$248,900	\$110,100	\$99,600
\$0	Total Res (1)	\$0	\$0	\$248,900	\$110,100	\$99,600
\$268,000	Total Non Res (2)	\$268,000	\$269,900	\$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		50	50x91	0.78	\$370	\$289	\$14,450	0%	1.0000	0.00	100.00	0.00	\$14,450

Land Computations

Calculated Acreage	0.10
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.10
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	0.10
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	\$14,500
CAP 3 Value	\$0
Total Value	\$14,500

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1 1/2
Style 53 Partial Story - Befor
Finished Area 3439 sqft
Make

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	144	\$8,300
Patio, Concrete	240	\$1,900

Plumbing

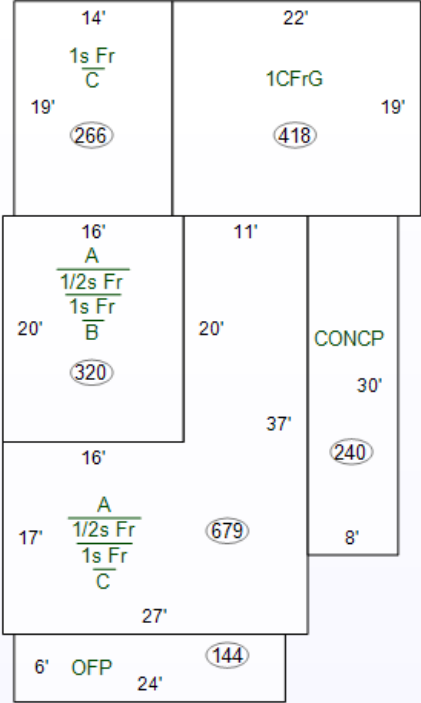
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1265	1265	\$122,700	
2					
3					
4					
1/4					
1/2	1Fr	999	999	\$41,200	
3/4					
Attic		999	999	\$22,200	
Bsmt		320	176	\$31,000	
Crawl		945	0	\$7,400	
Slab					

Total Base \$224,500

Adjustments 1 Row Type Adj. x 1.00 \$224,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1265 1/2:999 A:999 \$6,400
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$235,700

Sub-Total, 1 Units

Exterior Features (+)	\$10,200	\$245,900
Garages (+) 418 sqft	\$17,600	\$263,500
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.96	

Replacement Cost \$240,312

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	1 1/2	Wood Fr	C-1	1900	2010	15 G		0.96		3,583 sqft	\$240,312	13%	\$209,070	0%	100%	1.410	0.860	0.00	100.00	0.00	\$253,500