

90-08-04-516-024.000-004

General Information

Parcel Number  
90-08-04-516-024.000-004

Local Parcel Number  
0100770400

Tax ID:

Routing Number  
M04.01 R32

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)  
528 S MAIN  
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model  
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography  
Level

Flood Hazard  
☐

Public Utilities  
All

ERA  
☐

Streets or Roads  
Paved, Sidewalk

TIF  
☐

Neighborhood Life Cycle Stage  
Other

Printed Tuesday, April 15, 2025

Review Group 2024

BYERLY, BRADLEY W/SUSAN

Ownership

BYERLY, BRADLEY W/SUSAN  
528 S MAIN  
BLUFFTON, IN 46714

Legal

TOWNLEY SILVERS SOUTH N/2 LOT 49-50 (4-L)



528 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/21/1991	BYERLY, BRADLEY	0	WD	126/109		I
01/01/1900	ROY, RALPH/KIMBER		WD	/		I

510, 1 Family Dwell - Platted Lot

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"/>
\$18,700	Land	\$18,700	\$18,700	\$18,700	\$12,000	\$12,000
\$18,700	Land Res (1)	\$18,700	\$18,700	\$18,700	\$12,000	\$12,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$198,300	Improvement	\$198,300	\$207,100	\$188,000	\$171,100	\$151,600
\$198,100	Imp Res (1)	\$198,100	\$206,900	\$187,800	\$170,900	\$151,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Imp Non Res (3)	\$200	\$200	\$200	\$200	\$200
\$217,000	Total	\$217,000	\$225,800	\$206,700	\$183,100	\$163,600
\$216,800	Total Res (1)	\$216,800	\$225,600	\$206,500	\$182,900	\$163,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200	Total Non Res (3)	\$200	\$200	\$200	\$200	\$200

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		75	75x118	0.89	\$280	\$249	\$18,675	0%	1.0000	100.00	0.00	0.00	\$18,680

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.20
Actual Frontage	75
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	\$18,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,700

General Information

Occupancy

Duplex

Description

Single-Family

Story Height

2

Style

64 Two Story - Before

Finished Area

3108 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☒ Wood

☐ Parquet

☒ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☒ Metal

☐ Wood Shingle

☐ Asphalt

☐ Slate

☐ Tile

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	237	\$10,900
Porch, Open Frame	5	\$3,400

Plumbing

#

TF

Full Bath

3

9

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

6

12

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

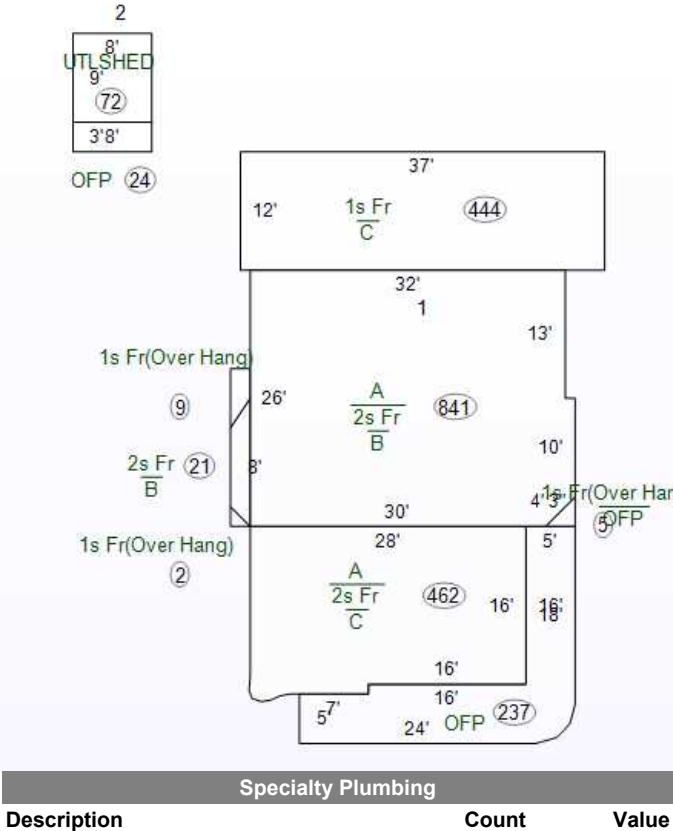
1

Total Rooms

11

Heat Type

Hot Water or Steam



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1768	1768	\$152,600	
2	1Fr	1340	1340	\$64,100	
3					
4					
1/4					
1/2					
3/4					
Attic		1303	0	\$9,700	
Bsmt		862	0	\$31,600	
Crawl		906	0	\$7,200	
Slab					
				Total Base	\$265,200
Adjustments	1 Row Type Adj. x 1.00				\$265,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PO:2	\$3,200
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			12 – 5 = 7 x \$800		\$5,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$274,000
Sub-Total, 1 Units					
Exterior Features (+)				\$14,300	\$288,300
Garages (+) 0 sqft				\$0	\$288,300
Quality and Design Factor (Grade)					1.10
Location Multiplier					0.96
Replacement Cost					\$304,445

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+2	1900	1975	50	A		0.96		5,273 sqft	\$304,445	35%	\$197,890	0%	100%	1.410	0.710	100.00	0.00	0.00	\$198,100
2: Utility Shed	1	SV	C	2004	2004	21	A		0.96		8'x9'		55%		0%	100%	1.000	1.000	0.00	0.00	100.00	\$200