

90-08-04-539-035.000-004

Shively, Drew/Alivia

401 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 132/ 1/2

General Information**Parcel Number**

90-08-04-539-035.000-004

Local Parcel Number

0100676600

Tax ID:**Routing Number**

M04.01 R37

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 200543-004

BLUFFTON AVERAGE 132

Section/Plat

4G

Location Address (1)

401 S MAIN

BLUFFTON, In 46714

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

BLUFFTON 200543 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**Data Source** External Only**401 S MAIN****510, 1 Family Dwell - Platted Lot****BLUFFTON AVERAGE 132/ 1/2****Ownership**

Shively, Drew/Alivia

401 S Main

Bluffton, IN 46714

Legal

ORIG PT 201

EX E 41'

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/21/2020	Shively, Drew/Alivia	20205674	LW	/	\$143,500	I
09/23/2019	Sunset Holdings, LLC	20193252	QC	/		I
02/08/2018	ACS Commercial Prop	20180472	QC	/		I
01/22/2018	Shively, Andrew C	20180265	WR	/	\$72,000	I
10/24/2016	Gerber, Nathan	206127	SW	156/668	\$31,600	I
03/17/2016	Secretary of Houseing	203083	CW	155/911	\$74,760	I

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	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	\$18,300	\$18,300	\$18,300	\$18,300	\$11,600	\$11,600
Land Res (1)	\$18,300	\$18,300	\$18,300	\$18,300	\$11,600	\$11,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$196,100	\$196,800	\$175,400	\$168,900	\$150,400	
Imp Res (1)	\$196,100	\$196,800	\$175,400	\$168,900	\$150,400	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$214,400	\$215,100	\$193,700	\$180,500	\$162,000	
Total Res (1)	\$214,400	\$215,100	\$193,700	\$180,500	\$162,000	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 54' X 127', CI 54' X 127')

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		70	70x99	0.89	\$292.86	\$261	\$18,270	0%	1.0000	100.00	0.00	0.00	\$18,270

Land Computations

Calculated Acreage	0.16
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$18,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,300

Collector 09/17/2024 Nexus

Appraiser

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General Information

Occupancy Duplex
 Description Duplex
 Story Height 1 1/2
 Style 53 Partial Story - Before
 Finished Area 2768 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
Stoop, Masonry	18	\$1,800
Canopy, Roof Extension	18	\$800
Stoop, Masonry	322	\$5,900
Stoop, Masonry	32	\$1,800
Canopy, Roof Extension	32	\$800

Plumbing

#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	2
Water Heaters	2
Add Fixtures	0
Total	6
	10

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BLUFFTON AVERAGE 132/ 2/2

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	2048	2048	\$175,000	
2					
3					
4					
1/4					
1/2	1Fr	720	720	\$33,900	
3/4					
Attic					
Bsmt	1044	0	\$35,800		
Crawl	1004	0	\$7,600		
Slab					
					Total Base \$252,300
Adjustments	1 Row Type Adj. x 1.00				\$252,300
Unfin Int (-)					\$0
Ex Liv Units (+)					C:1 \$8,800
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					MS:1 MO:1 \$4,500
No Heating (-)					\$0
A/C (+)					1:2048 1/2:720 \$6,700
No Elec (-)					\$0
Plumbing (+ / -)					10 - 10 = 0 x \$0 \$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
					Sub-Total, One Unit \$272,300
					Sub-Total, 1 Units
Exterior Features (+)					\$11,100 \$283,400
Garages (+) 0 sqft					\$0 \$283,400
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
					Replacement Cost \$258,461

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: Duplex	1 1/2	1/6 Maso	C-1	1858	1975	50 A		0.96		3,812 sqft	\$258,461	35%	\$168,000	0%	100%	1,350	0.860	100.00	0.00	0.00	\$195,000
2: Car Shed	1		D	1950	1950	75 A	\$10.10	0.96	\$7.76	20'x20'	\$3,103	65%	\$1,090	0%	100%	1,000	1.000	100.00	0.00	0.00	\$1,100

Total all pages

\$196,100

Total this page

\$196,100