

90-08-04-518-020.000-004

Frauhiger, Kris A

533 S MAIN

510, 1 Family Dwell - Platted Lot

BLUFFTON AVERAGE 150/ 1/2

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

Data Source External Only

Fraudiger, Kris A**Ownership****533 S MAIN****510, 1 Family Dwell - Platted Lot****BLUFFTON AVERAGE 150/ 1/2****Notes**

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

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

Legal

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/01/2023	Fraudiger, 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

**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	\$14,500	\$14,500	\$14,500	\$14,500	\$8,600	\$8,600
Land Res (1)	\$0	\$0	\$14,500	\$8,600	\$8,600	\$8,600
Land Non Res (2)	\$14,500	\$14,500	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0
Improvement	\$253,500	\$255,400	\$234,400	\$101,500	\$91,000	
Imp Res (1)	\$0	\$0	\$234,400	\$101,500	\$91,000	
Imp Non Res (2)	\$253,500	\$255,400	\$0	\$0	\$0	
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
Total	\$268,000	\$269,900	\$248,900	\$110,100	\$99,600	
Total Res (1)	\$0	\$0	\$248,900	\$110,100	\$99,600	
Total Non Res (2)	\$268,000	\$269,900	\$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

Collector 09/17/2024 Nexus

Appraiser

90-08-04-518-020.000-004

Frauhiger, Kris A

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1 1/2
 Style 53 Partial Story - Before
 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

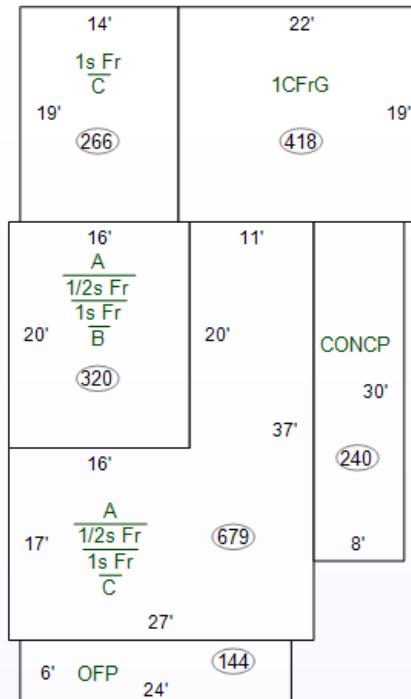
Exterior Features

Description	Area	Value
Porch, Open Frame	144	\$8,300
Patio, Concrete	240	\$1,900

Plumbing

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

533 S MAIN



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BLUFFTON AVERAGE 150/ 2/2

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

Total all pages

\$253,500

Total this page

\$253,500