

90-08-04-516-048.000-004

General Information

Parcel Number
90-08-04-516-048.000-004

Local Parcel Number
0100887800

Tax ID:

Routing Number
M04.01 R33

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Wells

Township
HARRISON TOWNSHIP

District 004 (Local 004)
BLUFFTON CITY-HARRISON TOWNSHIP

School Corp 8445
M.S.D. BLUFFTON-HARRISON

Neighborhood 200643-004
BLUFFTON AVERAGE 150

Section/Plat
4L

Location Address (1)
518 S MAIN
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
BLUFFTON 200643 HOUSETYPE

Characteristics

Topography
Rolling

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

Frauhiger, Drew Alan

Ownership

Frauhiger, Drew Alan
518 S Main
Bluffton, IN 46714

Legal

TOWNLEY & SILVERS SOUTH 27/28/29 S PT



518 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/05/2022	Frauhiger, Drew Alan	20224937	WR	/	\$100,000	I
12/19/2011	Langel, Sandra E	180918	WD	150/900	\$87,500	I
04/16/2003	SCHWARTZ, ADAM L	129265	WD	140/729	\$55,000	I
10/03/1997	BIBERSTEIN, ANGEL	0	QC	133/402		I
09/18/1995	BIBERSTEIN, ANGEL	0	QC	131/20		I
01/01/1900	BIBERSTEIN, KRAIG		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"/>
\$19,100	Land	\$19,100	\$19,100	\$19,100	\$12,000	\$12,000
\$19,100	Land Res (1)	\$19,100	\$19,100	\$19,100	\$12,000	\$12,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$181,900	Improvement	\$181,900	\$174,900	\$159,500	\$146,100	\$129,700
\$181,900	Imp Res (1)	\$181,900	\$174,900	\$159,500	\$146,100	\$129,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$201,000	Total	\$201,000	\$194,000	\$178,600	\$158,100	\$141,700
\$201,000	Total Res (1)	\$201,000	\$194,000	\$178,600	\$158,100	\$141,700
\$0	Total Non Res (2)	\$0	\$0	\$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		66	68x130	0.94	\$298.53	\$281	\$19,108	0%	1.0000	100.00	0.00	0.00	\$19,110

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.20
Actual Frontage	66
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	\$19,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$19,100

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	64 Two Story - Before
Finished Area	2169 sqft
Make	

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 checked="" 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"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	28	\$3,400
Porch, Open Frame	28	\$1,900
Porch, Open Frame	320	\$14,600
Porch, Enclosed Frame	24	\$4,800

Plumbing

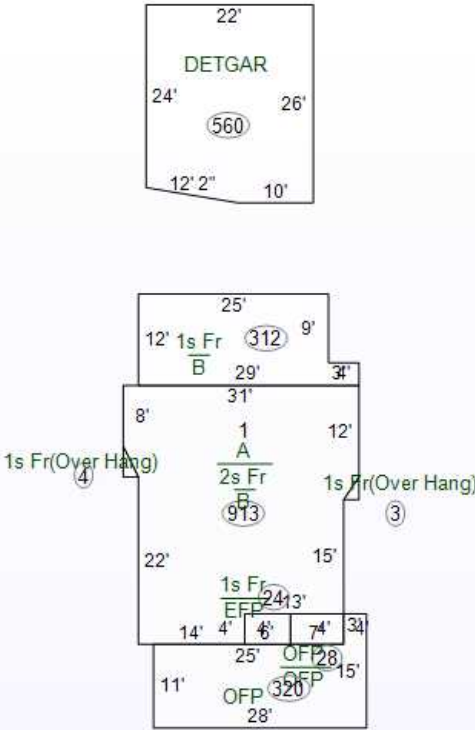
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1225	1225	\$119,400	
2	1Fr	944	944	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic		913	0	\$8,100	
Bsmt		1225	0	\$39,800	
Crawl					
Slab					

	Total Base	\$217,700
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Adjustments	1 Row Type Adj. x 1.00	\$217,700
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MO:1 PO:1	\$5,100
No Heating (-)		\$0
A/C (+)	1:1225 2:944	\$6,100
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$230,500
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$24,700	\$255,200
Garages (+) 0 sqft	\$0	\$255,200
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	
Replacement Cost		\$244,992

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	1900	1980	45	A		0.96		4,307 sqft	\$244,992	30%	\$171,490	0%	100%	1.410	0.710	100.00	0.00	0.00	\$171,700
2: Detached Garage	1	Wood Fr	D	1900	1900	125	A	\$42.58	0.96	\$36.51	22'x24'	\$20,446	50%	\$10,220	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,200