

90-08-04-505-083.000-004

General Information

Parcel Number
90-08-04-505-083.000-004

Local Parcel Number
0100766500

Tax ID:

Routing Number
M04.01 R64

Property Class 520 RENTAL
2 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)
104/106 E SILVER
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
N/A

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

Barkley Properties LLC

Ownership

Barkley Properties LLC
1383 E 950 N
Ossian, IN 46777

Legal

TOWNLEY SOUTH W 1/2 LOT 116 (4-P)



104/106 E SILVER

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/01/2023	Barkley Properties LLC	20233818	WR	/	\$40,000	I
09/07/2023	BawldGuy Note Invest	20232845	CO	/		I
08/30/2021	BawldGuy Note Invest	20213911	CS	/		I
08/23/2021	BawldGuy Note Invest	20213817	QC	/		I
07/26/2021	National Asset Mortga	20213369	CS	/	\$39,500	I
05/04/2021	National Asset Mortga	20212031	QC	/		I

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2025	2024	2024	2023
WIP	Reason For Change	AA	Split	AA	Misc	Misc
02/16/2025	As Of Date	04/13/2025	07/26/2024	03/30/2024	11/09/2023	07/02/2023
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$13,800	Land	\$13,800	\$14,900	\$21,000	\$21,000	\$21,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$13,800	Land Non Res (2)	\$13,800	\$14,900	\$21,000	\$21,000	\$21,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$253,700	Improvement	\$253,700	\$48,100	\$54,700	\$94,200	\$118,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$7,000	\$7,400
\$253,700	Imp Non Res (2)	\$253,700	\$48,100	\$54,700	\$87,200	\$110,600
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$267,500	Total	\$267,500	\$63,000	\$75,700	\$115,200	\$139,000
\$0	Total Res (1)	\$0	\$0	\$0	\$7,000	\$7,400
\$267,500	Total Non Res (2)	\$267,500	\$63,000	\$75,700	\$108,200	\$131,600
\$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		85	85x63	0.64	<u>\$252.94</u>	\$162	\$13,770	0%	1.0000	0.00	100.00	0.00	\$13,770

BLUFFTON AVERAGE 150/ 1/2

Notes

Land Computations

Calculated Acreage	0.12
Actual Frontage	85
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.12
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	0.12
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	\$13,800
CAP 3 Value	\$0
Total Value	\$13,800

General Information

Occupancy	Row Type
Description	Row Type
Story Height	2
Style	136 Row
Finished Area	1880 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 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	44	\$4,300
Porch, Open Frame	44	\$4,300
Patio, Concrete	87	\$600
Patio, Concrete	87	\$600

Plumbing

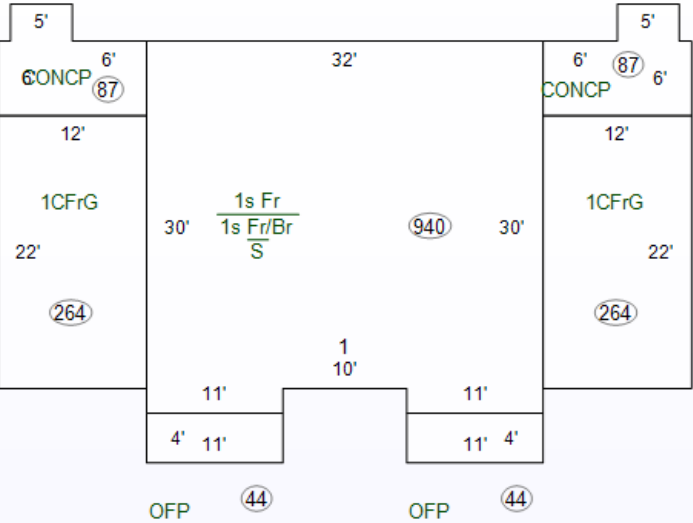
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	
Family Rooms	
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	940	940	\$102,800	
2	1Fr	940	940	\$50,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		940	0	\$0	
				Total Base	\$153,200
Adjustments				2 Row Type Adj. x 0.95	\$145,540
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:940 2:940	\$6,300
No Elec (-)					\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0

Sub-Total, One Unit				\$155,840
Sub-Total, 1 Units				
Exterior Features (+)				\$9,800
Garages (+) 528 sqft				\$25,600
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.96
Replacement Cost				\$183,590

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: Row Type	2	1/6 Maso	C	2024	2024	1	A		0.96		1,880 sqft	\$183,590	2%	\$179,920	0%	100%	1.410	1.000	0.00	100.00	0.00	\$253,700