

90-08-04-539-069.000-004

BLUFFTON HEALTH SYSTEM LL

MAIN & POPULAR

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-069.000-004

Local Parcel Number

0100687200

Tax ID:**Routing Number**

M04.14 R171

Property Class 456

Parking Lot or Structure

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 203543-004

BLUFFTON COMMERCIAL DOWN

Section/Plat

04

Location Address (1)

MAIN & POPULAR

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

OwnershipBluffton Health System, Llc
%EASLEY, MCCALEB & ASSOICATE
PO Box 8040
Fort Wayne, IN 46898-8040**Transfer of Ownership**Date Owner Doc ID Code Book/Page Adj Sale Price V/I
12/07/1999 Bluffton Health System 0 WD 136/509 I
01/01/1900 CAYLOR-NICKEL ME WD / I**Legal**

ORIG 183 (4-G) MAIN & POPLAR SW PAVING

**Commercial****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
As Of Date	03/05/2025	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021	
Valuation Method	Indiana Cost Mod						
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
Notice Required	<input type="checkbox"/>						
Land	\$12,900	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600	
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Land Non Res (3)	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600	\$12,600	
Improvement	\$10,600	\$10,200	\$15,400	\$15,700	\$15,700	\$14,400	
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Imp Non Res (3)	\$10,600	\$10,200	\$15,400	\$15,700	\$15,700	\$14,400	
Total	\$23,500	\$23,100	\$28,300	\$28,300	\$28,300	\$27,000	
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	
Total Non Res (3)	\$23,500	\$23,100	\$28,300	\$28,300	\$28,300	\$27,000	

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

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
Fci	F		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880

Notes**Land Computations**

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$0
CAP 3 Value	\$12,900
Total Value	\$12,900

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-069.000-004

BLUFFTON HEALTH SYSTEM LL MAIN & POPULAR

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

2/2

General Information		Plumbing		Cost Ladder																						
Occupancy	Paving	#	TF	Floor	Constr	Base	Finish	Value	Totals																	
Description	Paving	Full Bath		1																						
Story Height	0	Half Bath		2																						
Style	N/A	Kitchen Sinks		3																						
Finished Area		Water Heaters		4																						
Make		Add Fixtures		1/4																						
Floor Finish		Total		1/2																						
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations		3/4																						
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms		Attic																						
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms		Bsmt																						
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms		Crawl																						
<input type="checkbox"/> Parquet		Family Rooms		Slab																						
Wall Finish		Total Rooms		Total Base																						
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Adjustments		Row Type Adj.																						
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Unfin Int (-)																								
<input type="checkbox"/> Fiberboard		Ex Liv Units (+)																								
Roofing		Rec Room (+)																								
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	Loft (+)																					
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other			Fireplace (+)																					
Exterior Features		No Heating (-)																								
Description	Area	Value	A/C (+)																							
Specialty Plumbing																										
Description																										
Count																										
Value																										
Sub-Total, One Unit														\$0												
Sub-Total, 1 Units																										
Exterior Features (+)														\$0												
Garages (+) 0 sqft														\$0												
Quality and Design Factor (Grade)														1.00												
Location Multiplier														0.96												
Replacement Cost														\$26,436												
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: Paving	1	Asphalt	C	2017	2017	8 A	\$2.81	0.96	\$2.70	9,800 sqft	\$26,436	60%	\$10,570	0%	100%	1,000	1,000	0.00	0.00	100.00	\$10,600					

Total all pages

\$10,600

Total this page

\$10,600