

90-08-09-100-020.000-004

SKILES, ROBERT M FAMILY TR

1414 S MAIN

480, Commercial Warehouse

BLUFFTON COM/IND SOU

1/4

**General Information****Parcel Number**

90-08-09-100-020.000-004

**Local Parcel Number**

0100706100

**Tax ID:****Routing Number**

M05.07 R21

**Property Class 480**

Commercial Warehouse

**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 203343-004**

BLUFFTON COM/IND SOUTH

**Section/Plat**

09

**Location Address (1)**

1414 S MAIN

BLUFFTON, In 46714

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

C &amp; I MARKET 0.80

**Characteristics****Topography** Flood Hazard

Level

Public Utilities ERA

All

Streets or Roads TIF

Paved

**Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2025

Review Group 2023

Data Source External Only

**Ownership**

Skiles Family Trust, Robert M

C/O RICHARD R SKILES  
1414 S Main St  
Bluffton, IN 46714-3907**1414 S MAIN****480, Commercial Warehouse****Transfer of Ownership****Date****Owner****Doc ID****Code****Book/Page****Adj****Sale Price****V/I****Legal**

(9-G) 2.189A OT S W NE W OF SR 1

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

	2025	Assessment Year	2025	2024	2023	2022	2022
	WIP	Reason For Change	AA	AA	AA	Misc	AA
	03/04/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	06/10/2022	04/07/2022
<b>Valuation Method</b>	Indiana Cost Mod						
<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
<b>Notice Required</b>	<input type="checkbox"/>						
<b>Land</b>	\$89,800	\$89,800	\$89,800	\$61,700	\$61,700	\$61,700	\$61,700
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$89,800	\$89,800	\$61,700	\$61,700	\$61,700	\$61,700	\$61,700
<b>Improvement</b>	\$54,600	\$54,600	\$53,800	\$53,800	\$55,000	\$55,000	\$91,200
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$54,600	\$54,600	\$53,800	\$53,800	\$55,000	\$55,000	\$91,200
<b>Total</b>	\$144,400	\$144,400	\$143,600	\$115,500	\$116,700	\$116,700	\$152,900
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$144,400	\$144,400	\$143,600	\$115,500	\$116,700	\$116,700	\$152,900

**Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')**

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
11	A		0	2.189	1.00	\$41,000	\$41,000	\$89,749	0%	1.0000	0.00	0.00	100.00	\$89,750

**Land Computations**

Calculated Acreage	2.19
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.19
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	2.19
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	\$89,800
<b>Total Value</b>	<b>\$89,800</b>

Collector 11/01/2023

Nexus

Appraiser

90-08-09-100-020.000-004

SKILES, ROBERT M FAMILY TR

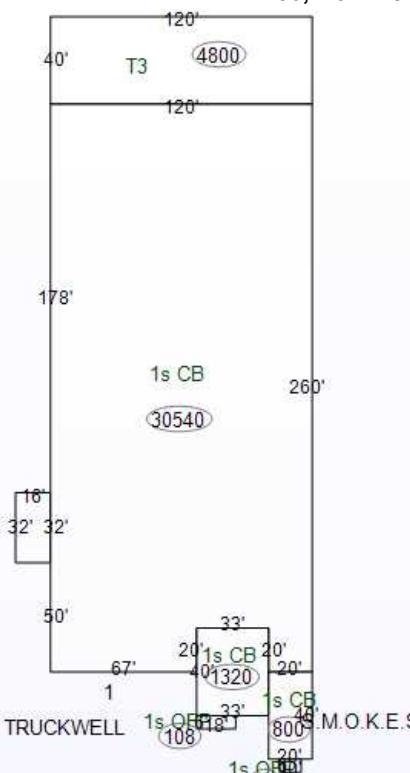
1414 S MAIN

480, Commercial Warehouse

BLUFFTON COM/IND SOU

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General Information										
Occupancy	C/I Building	Pre. Use	Light Utility Storage							
Description	C/I Building	Pre. Framing	Fire Resistant							
Story Height	1	Pre. Finish	Unfinished							
Type	N/A	# of Units	0							
	SB	B	1		U					
Wall Type			1: 1(872')							
Heating			7120 sqft							
A/C			2120 sqft							
Sprinkler										
Plumbing RES/CI			Roofing							
Full Bath	0	TF	#	TF		<input type="checkbox"/> Built Up <input type="checkbox"/> Tile <input type="checkbox"/> Metal				
Half Bath	0	TF	#	TF		<input type="checkbox"/> Wood <input type="checkbox"/> Asphalt <input type="checkbox"/> Slate				
Kitchen Sinks	0					<input type="checkbox"/> Other				
Water Heaters	0						GCK Adjustments			
Add Fixtures	0						<input type="checkbox"/> Low Prof <input type="checkbox"/> Ext Sheat <input type="checkbox"/> Insulatio			
Total	0						<input type="checkbox"/> SteelGP <input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner			
	0						<input type="checkbox"/> HGSR <input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl			
Exterior Features										
Description			Area		Value					
Porch, Open Frame			108		\$6,300					
Porch, Open Frame			60		\$4,300					



Floor/Use Computations				
Pricing Key	GCI	GCI	GCI	GCM
Use	LWRHSE	LUTLSTOR	INDOFF	GENRET
Use Area	5000 sqft	25540 sqft	1320 sqft	800 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	15.1%	77.0%	4.0%	2.4%
Eff Perimeter	872'	872'	872'	872'
PAR	3	3	3	3
# of Units / AC	0 / N	0 / N	0 / N	0
Avg Unit sz dpth				0
Floor	1	1	1	1
Wall Height	14'	14'	10'	10'
Base Rate	\$56.38	\$48.77	\$98.06	\$81.89
Frame Adj	\$0.00	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$2.28)	\$0.00	(\$2.90)	(\$3.36)
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$54.10	\$48.77	\$95.16	\$78.53
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$54.10	\$48.77	\$95.16	\$78.53
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.60)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Building Computations				
Description		Sub-Total (all floors)	\$1,686,641	Garages
DF, DTTA 5x80			\$0	Fireplaces
DF, TW/R 44' 220sqft			\$0	Theater Balcony
			\$0	Sub-Total (building)
			\$1,709,591	S.F. Price
			\$54.10	Sub-Total
			\$47.17	
			\$95.16	
			\$78.53	
Description		Sub-Total (all floors)	\$1,686,641	Garages
Value			\$0	Fireplaces
Description			\$0	Theater Balcony
Value			\$0	Sub-Total (building)
			\$1,709,591	S.F. Price
			\$54.10	Sub-Total
			\$47.17	
			\$95.16	
			\$78.53	
Special Features		Sub-Total (all floors)	\$1,686,641	Garages
			\$0	Fireplaces
			\$0	Theater Balcony
			\$0	Sub-Total (building)
			\$1,709,591	S.F. Price
			\$54.10	Sub-Total
			\$47.17	
			\$95.16	
			\$78.53	
Other Plumbing		Sub-Total (all floors)	\$1,686,641	Garages
			\$0	Fireplaces
			\$0	Theater Balcony
			\$0	Sub-Total (building)
			\$1,709,591	S.F. Price
			\$54.10	Sub-Total
			\$47.17	
			\$95.16	
			\$78.53	
Building Computations		Sub-Total (all floors)	\$1,686,641	Garages
			\$0	Fireplaces
			\$0	Theater Balcony
			\$0	Sub-Total (building)
			\$1,709,591	S.F. Price
			\$54.10	Sub-Total
			\$47.17	
			\$95.16	
			\$78.53	
Summary of Improvements				
Description		Size	RCN	Norm Dep
Story Height				
Constr Type				
Grade				
Year Built				
Eff Year				
Eff Co				
Age nd				
Base Rate				
LCM				
Adj Rate				
Remain. Value				
Abn Obs				
PC				
Nbhd				
Mrkt				
Cap 1				
Cap 2				
Cap 3				
Improv Value				

1: C/I Building	1	Concrete	C	1960	1960	65 P	0.96	33,172 sqft	\$1,641,207	80%	\$328,240	85%	100%	1,000	0.800	0.00	0.00	100.00	\$39,400	
2: Barn, Pole (T3)	1	T3AW	C	1968	1968	57 F	\$13.50	0.96	4,800 sqft x 16'	\$63,381	70%	\$19,010	0%	100%	1,000	0.800	0.00	0.00	100.00	\$15,200

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**Floor/Use Computations**

Pricing Key	GCI
Use	LUTLSTOR
Use Area	512 sqft
Area Not in Use	0 sqft
Use %	1.5%
Eff Perimeter	872'
PAR	3
# of Units / AC	0 / N
Avg Unit sz dpth	
Floor	1
Wall Height	10'
<b>Base Rate</b>	<b>\$48.77</b>
Frame Adj	\$0.00
Wall Height Adj	(\$2.28)
Dock Floor	\$0.00
Roof Deck	\$0.00
<b>Adj Base Rate</b>	<b>\$46.49</b>
BPA Factor	1.00
<b>Sub Total (rate)</b>	<b>\$46.49</b>
Interior Finish	\$0.00
Partitions	\$0.00
Heating	(\$1.60)
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
<b>S.F. Price</b>	<b>\$44.89</b>
<b>Sub-Total</b>	
Unit Cost	\$0.00
Elevated Floor	\$0.00
<b>Total (Use)</b>	<b>\$22,984</b>

**Special Features**

Description	Value	Description	Area	Value
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**Other Plumbing**

Description	Value
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**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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
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