

90-08-04-502-001.000-004

BLUFFTON HEALTH SYSTEM LL

MAIN

400, Vacant Land

BLUFFTON COMMERCIAL/ 1/2

General Information**Parcel Number**

90-08-04-502-001.000-004

Local Parcel Number

0100708500

Tax ID:**Routing Number**

M04.01 R05

Property Class 400

Vacant Land

Year: 2025**Commercial****Location Information****County**

Wells

Township

HARRISON TOWNSHIP

District 004 (Local 004)

BLUFFTON CITY-HARRISON TOW

School Corp 8445

M.S.D. BLUFFTON-HARRISON

Neighborhood 203643-004

BLUFFTON COMMERCIAL

Section/Plat

04

Location Address (1)

MAIN

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 2025**Ownership**Bluffton Health System LLC
C/O EASLEY, MCCALEB & ASSOC
PO Box 8040
Fort Wayne, IN 46898-8040**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/03/2000	Bluffton Health System		WD	137/295		I
07/29/1993	WELLS COMMUNITY	0	WD	128/483		I
01/01/1900	BULGER, THOMAS/G		WD	/		I

LegalWIECKING 01 (4-P)
1026 S MAIN**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
02/16/2025		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				
1.0000		Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
		Notice Required	<input type="checkbox"/>				
	\$18,200	Land	\$18,200	\$18,200	\$11,100	\$4,900	\$4,900
	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$18,200	Land Non Res (3)	\$18,200	\$18,200	\$11,100	\$4,900	\$4,900
	\$0	Improvement	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
	\$18,200	Total	\$18,200	\$18,200	\$11,100	\$4,900	\$4,900
	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$18,200	Total Non Res (3)	\$18,200	\$18,200	\$11,100	\$4,900	\$4,900

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		50	50x141	0.98	\$370	\$363	\$18,150	0%	1.0000	0.00	0.00	100.00	\$18,150

Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$18,200
Total Value	\$18,200

Data Source External Only

Collector 07/29/2020

Nexus

Appraiser

