

90-08-04-100-020.000-004

General Information

Parcel Number
90-08-04-100-020.000-004

Local Parcel Number
0100858200

Tax ID:

Routing Number
M04.14 R18

Property Class 820
Light, Heat, or Power Company, Co

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 203643-004
BLUFFTON COMMERCIAL

Section/Plat
04

Location Address (1)
MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.90

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 2024

Northern Ind Public Serv

Ownership

Northern Ind Public Serv
NISOURCE TAX DEPT
290 W Nationwide Blvd
PO Box 117
Columbus, OH 43215

Legal

OUTLOT PT 24-26-12
100' X 100' MID PT



MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	Northern Ind Public Se		WD	/			I

820, Light, Heat, or Power Company, Co

BLUFFTON COMMERCIAL/ 1/2

Notes

Utility

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
02/19/2025	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"/>
\$5,600	Land	\$5,600	\$5,600	\$3,600	\$1,600	\$1,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$5,600	Land Non Res (3)	\$5,600	\$5,600	\$3,600	\$1,600	\$1,600
\$10,600	Improvement	\$10,600	\$9,400	\$9,400	\$9,700	\$8,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$10,600	Imp Non Res (3)	\$10,600	\$9,400	\$9,400	\$9,700	\$8,800
\$16,200	Total	\$16,200	\$15,000	\$13,000	\$11,300	\$10,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$16,200	Total Non Res (3)	\$16,200	\$15,000	\$13,000	\$11,300	\$10,400

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
Rci	F		100	100x100x240	0.16	\$350	\$56	\$5,600	0%	1.0000	0.00	0.00	100.00	\$5,600

Land Computations

Calculated Acreage	0.23
Actual Frontage	100
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	\$5,600
Total Value	\$5,600

Data Source External Only

Collector 09/11/2024 Nexus

Appraiser

90-08-04-100-020.000-004

Northern Ind Public Serv

General Information			
Occupancy	C/I Building	Pre. Use	Light Utility Storage
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(76')			
Heating			
A/C			
Sprinkler			

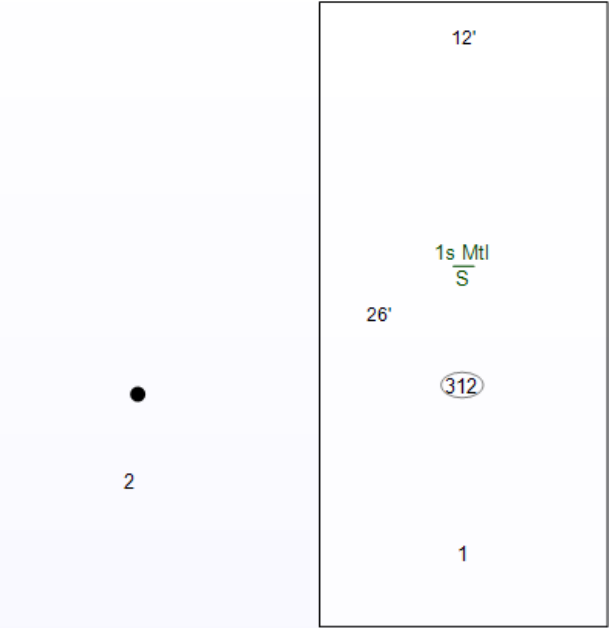
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0		0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0		0	<input type="checkbox"/> Other		
Kitchen Sinks	0		0	GCK Adjustments		
Water Heaters	0		0	<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0		0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	0	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value

MAIN

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Building Computations			
Sub-Total (all floors)	\$66,032	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$66,032
Plumbing	\$0	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$50,712
Exterior Features	\$0		

BLUFFTON COMMERCIAL/2/2

Floor/Use Computations											
Pricing Key		GCI									
Use		LUTLSTOR									
Use Area		312 sqft									
Area Not in Use		0 sqft									
Use %		100.0%									
Eff Perimeter		76'									
PAR		24									
# of Units / AC		0 / N									
Avg Unit sz dpth											
Floor		1									
Wall Height		10'									
Base Rate		\$245.20									
Frame Adj		(\$15.36)									
Wall Height Adj		(\$16.60)									
Dock Floor		\$0.00									
Roof Deck		\$0.00									
Adj Base Rate		\$213.24									
BPA Factor		1.00									
Sub Total (rate)		\$213.24									
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									
S.F. Price		\$211.64									
Sub-Total											
Unit Cost		\$0.00									
Elevated Floor		\$0.00									
Total (Use)		\$66,032									

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: C/I Building	1	Metal	D	1950	1950	75	F		0.96		312 sqft	\$50,712	80%	\$10,140	0%	100%	1.000	0.900	0.00	0.00	100.00	\$9,100
2: Fencing	1	9 Gauge	C	1950	1950	75	F	\$15.94	0.96	\$20.95	400' x 6'	\$8,379	80%	\$1,680	0%	100%	1.000	0.900	0.00	0.00	100.00	\$1,500