

90-08-04-539-402.001-004

WELLS COUNTY COURTHOUSE

102 W MARKET

620, Exempt, County

BLUFFTON COMMERCIAL

1/2

General Information

Ownership

Parcel Number
90-08-04-539-402.001-004

Local Parcel Number
0101152502

Tax ID:

Routing Number
M04.14 R88

Property Class 620
Exempt, County

Year: 2025

Location Information

2025

Assessment Year

2025

2024

2023

2022

2021

WIP

02/16/2025

Indiana Cost Mod

Reason For Change

AA

Reason For Change

AA

Reason For Change

AA

As Of Date

04/13/2025

03/30/2024

03/14/2023

04/07/2022

03/01/2021

Valuation Method

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Equalization Factor

1.0000

1.0000

1.0000

1.0000

Notice Required

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
004.030

Location Address (1)
102 W MARKET

BLUFFTON, In 46714

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WELLS COUNTY COURTHOUSE 102 W MARKET

620, Exempt, County

BLUFFTON COMMERCIAL

2/2

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Fire Resistant
Story Height	4	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB B 1 U

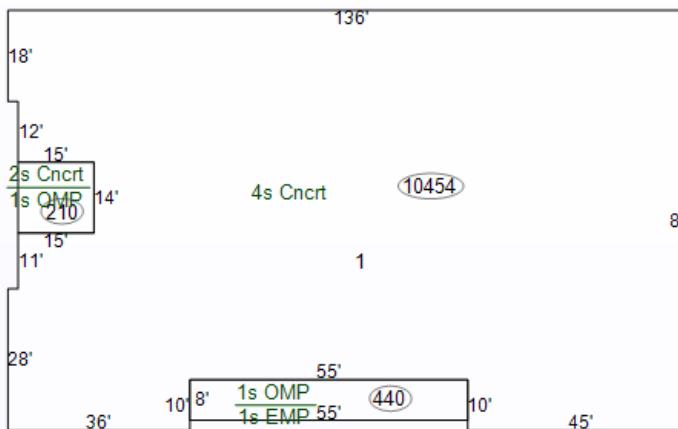
Wall Type	1: 2(492')	U: 2(1416')
Heating	10454 sqft	31782 sqft
A/C	10454 sqft	31782 sqft

Sprinkler

Plumbing RES/CI				Roofing						
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Other
Full Bath	0	0	0	0						
Half Bath	0	0	0	0						
Kitchen Sinks	0	0	0							
Water Heaters	0	0	0							
Add Fixtures	0	0	34	34						
Total	0	0	34	34						

Exterior Features

Description	Area	Value
Porch, Enclosed Masonry	440	\$23,400
Porch, Open Masonry	440	\$11,200
Porch, Open Masonry	210	\$10,500



Special Features

Special Features		Other Plumbing	
Description	Value	Description	Value
PE, H	\$95,300	3 x Ref Wat Cooler	\$3900

Building Computations

Sub-Total (all floors)	\$4,897,139	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$5,095,839
Plumbing	\$54,400	Quality (Grade)	\$1
Other Plumbing	\$3,900	Location Multiplier	0.96
Special Features	\$95,300	Repl. Cost New	\$6,848,807
Exterior Features	\$45,100	Elevated Floor	\$0.00
		Total (Use)	\$1,257,628
			\$1,261,027
			\$1,177,662
			\$1,200,823

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	4	Concrete	B+2	1900	1980	45 A		0.96		42,236 sqft	\$6,848,807	62%	\$2,602,550	0%	100%	1,000	1,000	0.00	0.00	100.00	\$2,602,600
2: Masonry Wall	1		C	2019	2019	6 A	\$138.2	0.96	\$178.8	66' x 10'	\$11,803	15%	\$10,030	0%	100%	1,000	1,000	0.00	0.00	100.00	\$10,000

Total all pages

\$2,612,600

Total this page

\$2,612,600