

90-08-04-501-002.000-004

General Information

Parcel Number  
90-08-04-501-002.000-004

Local Parcel Number  
0100967020

Tax ID:

Routing Number  
M04.01 R02

Property Class 499  
Other Commercial Structures

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)  
1100 S MAIN  
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model  
C & 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 2025

Montalto At Bluffton, LLC

Ownership

Montalto At Bluffton, LLC  
300 Andover St, Ste 250  
Peabody, MA 01960

Legal

SKILES ADD LOTS: 1-4 (4-P) WIECKINGS ADD  
LOTS: 3-6 /155.5' OF JOHNSON N OF SPRING SW  
SE /PT SW SE W OF SKILES



1100 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/07/2021	Montalto At Bluffton, L	20214612	SW	/	\$355,000	I
08/03/2021	Abacus Redevelopme	20213509	SW	/	\$80,000	I
07/03/2000	Bluffton Health System		WD	137/295		I
01/01/1900	WELLS COMMUNITY		WD	/		I

499, Other Commercial Structures

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
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"/>
\$228,700	Land	\$228,700	\$228,700	\$179,700	\$85,000	\$85,000
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$228,700	Land Non Res (3)	\$228,700	\$228,700	\$179,700	\$85,000	\$85,000
\$510,600	Improvement	\$510,600	\$470,700	\$470,700	\$536,100	\$491,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$510,600	Imp Non Res (3)	\$510,600	\$470,700	\$470,700	\$536,100	\$491,200
\$739,300	Total	\$739,300	\$699,400	\$650,400	\$621,100	\$576,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$739,300	Total Non Res (3)	\$739,300	\$699,400	\$650,400	\$621,100	\$576,200

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		0	54x140	0.97	\$350	\$340	\$18,360	0%	1.0000	0.00	0.00	100.00	\$18,360
Fci	F		0	32x140	0.97	\$370	\$359	\$11,488	0%	1.0000	0.00	0.00	100.00	\$11,490
Fci	F		0	50x147	0.99	\$370	\$366	\$18,300	0%	1.0000	0.00	0.00	100.00	\$18,300
Fci	F		0	50x141	0.98	\$370	\$363	\$18,150	0%	1.0000	0.00	0.00	100.00	\$18,150
Fci	F		0	50x141	0.98	\$370	\$363	\$18,150	0%	1.0000	0.00	0.00	100.00	\$18,150
Fci	F		0	50x148	1.00	\$370	\$370	\$18,500	0%	1.0000	0.00	0.00	100.00	\$18,500
Fci	F		0	49x140	0.97	\$370	\$359	\$17,591	0%	1.0000	0.00	0.00	100.00	\$17,590
Fci	F		0	198x155	1.02	\$137.12	\$140	\$27,720	0%	1.0000	0.00	0.00	100.00	\$27,720
Fci	F		0	135x140	0.97	\$177.78	\$172	\$23,220	0%	1.0000	0.00	0.00	100.00	\$23,220
Fci	F		49	49x140	0.97	\$370	\$359	\$17,591	0%	1.0000	0.00	0.00	100.00	\$17,590
Fci	F		49	49x140	0.97	\$370	\$359	\$17,591	0%	1.0000	0.00	0.00	100.00	\$17,590
11	A		0	0.5400	1.45	\$28.200	\$40,890	\$22,081	0%	1.0000	0.00	0.00	100.00	\$22,080

BLUFFTON COMMERCIAL/ 1/6

Notes

Land Computations

Calculated Acreage	3.09
Actual Frontage	98
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.09
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	3.09
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	\$228,700
Total Value	\$228,700

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

SB	B	1	U
Wall Type		1: 2(208')	

Heating
A/C
Sprinkler

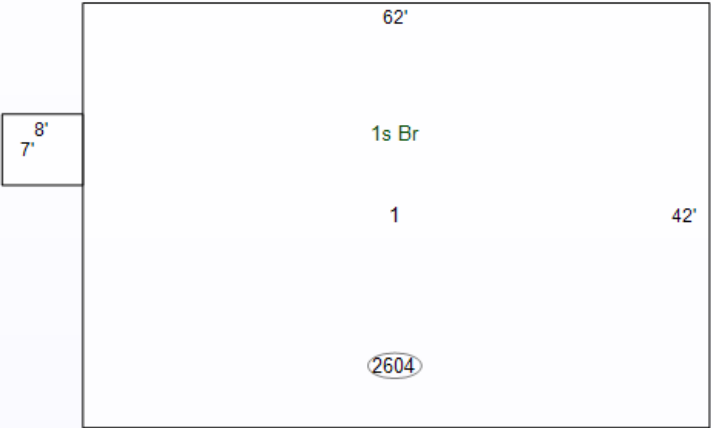
Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	1	2	<input type="checkbox"/> Other	<input type="checkbox"/> Slate
Kitchen 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	0	0	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	1	2	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS
					<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	56	\$6,900

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$301,908	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$312,008
Plumbing	\$3,200	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$299,527
Exterior Features	\$6,900		

Floor/Use Computations			
Pricing Key	GCI		
Use	HUTLSTO		
Use Area	2604 sqft		
Area Not in Use	0 sqft		
Use %	100.0%		
Eff Perimeter	208'		
PAR	8		
# of Units / AC	0 / N		
Avg Unit sz dpth			
Floor	1		
Wall Height	14'		
Base Rate	\$117.54		
Frame Adj	\$0.00		
Wall Height Adj	\$0.00		
Dock Floor	\$0.00		
Roof Deck	\$0.00		
Adj Base Rate	\$117.54		
BPA Factor	1.00		
Sub Total (rate)	\$117.54		
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	\$115.94		
Sub-Total			
Unit Cost	\$0.00		
Elevated Floor	\$0.00		
Total (Use)	\$301,908		



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	1	Brick	C	1967	1967	58	A		0.96		2,604 sqft	\$299,527	80%	\$59,910	0%	100%	1.000	0.800	0.00	0.00	100.00	\$47,900

General Information

Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building 2	Pre. Framing	Fireproof Steel
Story Height	3	Pre. Finish	Finished Divided
Type	N/A	# of Units	0

SB	B	1	U
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Wall Type	B: 2(732')	1: 2(1388')	U: 2(2578')
Heating	18207 sqft	41291 sqft	57807 sqft
A/C		41291 sqft	57807 sqft
Sprinkler	7254 sqft		

Plumbing RES/CI				Roofing		
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#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt
Half Bath	0	0	0	0	<input type="checkbox"/> Other	<input type="checkbox"/> Slate

Kitchen Sinks	0	0
Water Heaters	0	0
Add Fixtures	0	0
Total	0	0

GCK Adjustments

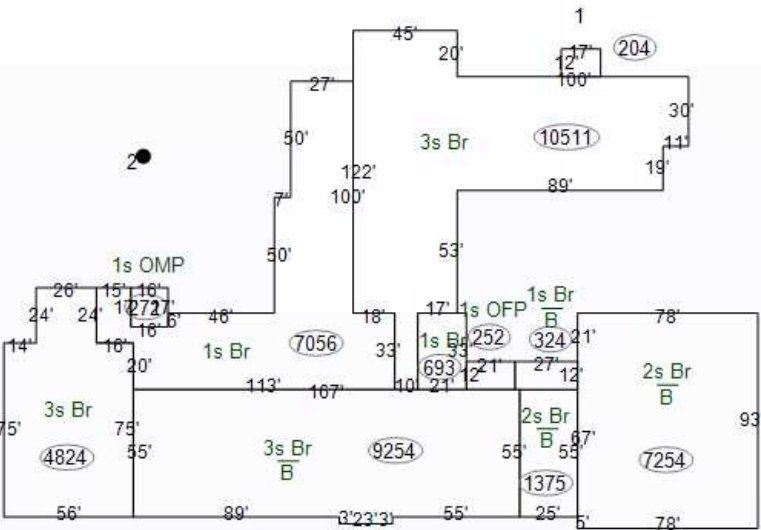
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
Porch, Open Frame	252	\$12,000
Porch, Open Masonry	272	\$14,200

Special Features	Value	Description	Value
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Can, CT 204sqft	\$5,720		
PE, H	\$168,200		
FE, H	\$90,500		
PE, H	\$98,200		
PE, H	\$98,200		



Floor/Use Computations

Pricing Key	GCM	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	GENOFF	GENOFF
Use Area	7254 sqft	10953 sqft	4824 sqft	9254 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	39.8%	60.2%	11.7%	22.4%
Eff Perimeter	732'	732'	1388'	1388'
PAR	4	4	3	3
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	-1	-1	-1	-1
Floor	B	B	1	1
Wall Height	9'	9'	12'	12'
Base Rate	\$38.63	\$38.63	\$109.54	\$109.54
Frame Adj	\$13.72	\$13.72	\$18.13	\$18.13
Wall Height Adj	\$0.00	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$52.35	\$52.35	\$127.67	\$127.67
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$52.35	\$52.35	\$127.67	\$127.67
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
Sprinkler	\$3.67	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00
S.F. Price	\$56.02	\$52.35	\$127.67	\$127.67
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$406,369	\$573,390	\$615,880	\$1,181,458

Building Computations

Sub-Total (all floors)	\$13,250,342	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$14,057,362
Plumbing	\$320,000	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$460,820	Repl. Cost New	\$14,844,575
Exterior Features	\$26,200		

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 2	3	Brick	C+2	1963	1980	45 A		0.96		117,305 sqft	\$14,844,575	62%	\$5,640,940	90%	100%	1.000	0.800	0.00	0.00	100.00	\$451,300
2: Paving	1	Asphalt	C	1973	1973	52 A	\$2.57	0.96	\$2.47	28,800 sqft	\$71,055	80%	\$14,210	0%	100%	1.000	0.800	0.00	0.00	100.00	\$11,400

Floor/Use Computations									Special Features		Exterior Features				
Pricing Key	GCM	GCM	GCM	GCM	GCM	GCM	GCM	GCM	Description	Value	Description			Area	Value
Use	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF	GENOFF							
Use Area	7386 sqft	10181 sqft	7254 sqft	1375 sqft	1017 sqft	4824 sqft	9254 sqft	10511 sqft							
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft	0 sqft							
Use %	17.9%	24.7%	17.6%	3.3%	2.5%	14.5%	27.9%	31.6%							
Eff Perimeter	1388'	1388'	1388'	1388'	1388'	1348'	1348'	1348'							
PAR	3	3	3	3	3	4	4	4							
# of Units / AC	0	0	0	0	0	0	0	0							
Avg Unit sz dpth	-1	-1	-1	-1	-1	-1	-1	-1							
Floor	1	1	1	1	1	2	2	2							
Wall Height	12'	12'	12'	12'	12'	11'	11'	11'							
Base Rate	\$109.54	\$109.54	\$109.54	\$109.54	\$109.54	\$106.76	\$106.76	\$106.76							
Frame Adj	\$18.13	\$18.13	\$18.13	\$18.13	\$18.13	\$14.41	\$14.41	\$14.41							
Wall Height Adj	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$2.89)	(\$2.89)	(\$2.89)							
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Adj Base Rate	\$127.67	\$127.67	\$127.67	\$127.67	\$127.67	\$118.28	\$118.28	\$118.28	Description	Value					
BPA Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00							
Sub Total (rate)	\$127.67	\$127.67	\$127.67	\$127.67	\$127.67	\$118.28	\$118.28	\$118.28							
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Partitions	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Heating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
A/C	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
S.F. Price	\$127.67	\$127.67	\$127.67	\$127.67	\$127.67	\$118.28	\$118.28	\$118.28							
Sub-Total															
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00							
Total (Use)	\$942,971	\$1,299,808	\$926,118	\$175,546	\$129,840	\$570,583	\$1,094,563	\$1,243,241							

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

[illegible]

