

General Information

Parcel Number
90-08-04-539-304.000-004

Local Parcel Number
0100885700

Tax ID:

Routing Number
M04.14 R34

Property Class 680
Exempt, Charitable Organization

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 203543-004
BLUFFTON COMMERCIAL DOWN

Section/Plat
004.030

Location Address (1)
120 N MAIN
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 0.85

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 2024

Ownership

Bluffton Lodge No. 242, Loyal Order of
120 N Main
Bluffton, IN 46714

Legal

ORIGINAL PT 17/ORIGINAL EX S 40' 18 (4-C)



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/01/2020	Bluffton Lodge No. 242	20202143	CD	/		I
10/11/2013	Bluffton Lodge No 242	191553	WR	153/62	\$130,000	I
03/02/2013	Ruel, Marjorie A	155885	CS	66/750		I
04/23/2007	RUEL, MARJORIE A	155885	CT	66/750	\$130,000	I
06/20/2001	RUEL, MARJORIE A		AF	138/483		I
01/01/1900	RUEL, LEWIS E/MARJ		WD	/		I

Exempt

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
04/02/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$14,800	Land	\$14,800	\$14,800	\$14,800	\$14,600	\$14,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$14,800	Land Non Res (3)	\$14,800	\$14,800	\$14,800	\$14,600	\$14,600
\$357,300	Improvement	\$357,300	\$286,500	\$239,900	\$278,500	\$204,700
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$357,300	Imp Non Res (3)	\$357,300	\$286,500	\$239,900	\$278,500	\$204,700
\$372,100	Total	\$372,100	\$301,300	\$254,700	\$293,100	\$219,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$372,100	Total Non Res (3)	\$372,100	\$301,300	\$254,700	\$293,100	\$219,300

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		102	102x141	0.98	<u>\$148.04</u>	\$145	\$14,790	0%	1.0000	0.00	0.00	100.00	\$14,790

Notes

Land Computations

Calculated Acreage	0.33
Actual Frontage	102
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.33
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	0.33
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	\$14,800
Total Value	\$14,800

General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building 1	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type	B: 2(289')	1: 2(303')	U: 2(284')
Heating	5158 sqft		
A/C	5158 sqft		
Sprinkler			

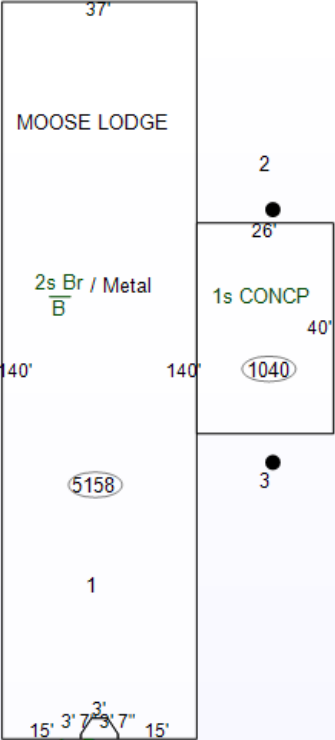
Plumbing RES/CI				Roofing			
#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal	
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen 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	14	14	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	14	14	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	22	\$200
Patio, Concrete	1040	\$7,700

Special Features		Other Plumbing	
Description	Value	Description	Value

Building Computations			
Sub-Total (all floors)	\$880,796	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$911,096
Plumbing	\$22,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$874,652
Exterior Features	\$7,900		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENRET	UTLSTOR
Use Area	5158 sqft	5158 sqft	5180 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	100.0%	100.0%
Eff Perimeter	289'	303'	284'
PAR	6	6	5
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	2
Wall Height	7'	14'	10'
Base Rate	\$44.66	\$122.95	\$52.94
Frame Adj	(\$12.95)	(\$14.82)	(\$12.71)
Wall Height Adj	(\$3.80)	\$0.00	(\$3.00)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$27.91	\$108.13	\$37.23
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$27.91	\$108.13	\$37.23
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	(\$1.33)
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$26.58	\$108.13	\$35.90
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$137,100	\$557,735	\$185,962



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	2	Brick	C	1900	1990	35 A		0.96		15,496 sqft	\$874,652	80%	\$174,930	0%	100%	1.000	0.850	0.00	0.00	100.00	\$148,700
2: Fencing 1	1	Plank	C	2020	2020	5 A	\$16.70	0.96	\$16.03	26' x 6'	\$417	40%	\$250	0%	100%	1.000	0.850	0.00	0.00	100.00	\$200
3: Fencing 2	1	Plank	C	2020	2020	5 A	\$16.70	0.96	\$16.03	26' x 6'	\$417	40%	\$250	0%	100%	1.000	0.850	0.00	0.00	100.00	\$200

General Information				
Occupancy	C/I Building	Pre. Use	General Office	
Description	C/I Building 2	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Open	
Type	N/A	# of Units	0	
SB		B	1	U

Wall Type	1: 1(288')			
Heating	3605 sqft			
A/C	3605 sqft			
Sprinkler				

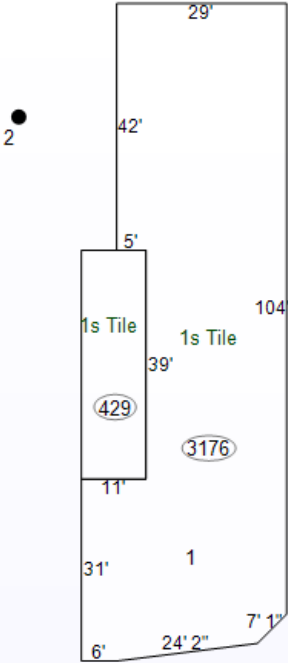
Plumbing RES/CI					Roofing		
	#	TF	#	TF	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Full Bath	0	0	0	0	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Half Bath	0	0	0	0	<input type="checkbox"/> Other		
Kitchen 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	8	8	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	8	8	<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
		1 x Drink Fount	\$800

Building Computations			
Sub-Total (all floors)	\$420,468	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$434,068
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$800	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$416,705
Exterior Features	\$0		

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	1	Tile	C	1917	2000	25 A		0.96		3,605 sqft	\$416,705	43%	\$237,520	0%	100%	1.000	0.850	0.00	0.00	100.00	\$201,900
2: Paving 1	1	Asphalt	C	2020	2020	5 A	\$2.81	0.96	\$2.70	1,386 sqft	\$3,739	40%	\$2,240	0%	100%	1.000	0.850	0.00	0.00	100.00	\$1,900
3: Paving 2	1	Asphalt	C	2020	2020	5 A	\$2.81	0.96	\$2.70	3,193 sqft	\$8,613	40%	\$5,170	0%	100%	1.000	0.850	0.00	0.00	100.00	\$4,400



Floor/Use Computations		
Pricing Key	GCR	GCM
Use	GENOFF	UTLSTOR
Use Area	3176 sqft	429 sqft
Area Not in Use	0 sqft	0 sqft
Use %	88.1%	11.9%
Eff Perimeter	288'	288'
PAR	8	8
# of Units / AC	0 / N	0
Avg Unit sz dpth		0
Floor	1	1
Wall Height	14'	14'
Base Rate	\$123.10	\$81.47
Frame Adj	\$0.00	(\$16.93)
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$123.10	\$64.54
BPA Factor	1.00	1.00
Sub Total (rate)	\$123.10	\$64.54
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$4.23
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$123.10	\$68.77
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$390,966	\$29,502

