

90-08-04-539-121.000-004

## 1 ST SOURCE BANK

## 124 S MAIN

## 444, Full Service Bank

## BLUFFTON COMMERCIAL

1/2

## General Information

## Ownership

Parcel Number

90-08-04-539-121.000-004

Local Parcel Number

0100726200

Tax ID:

## Legal

ORIG PT 84-26-12

Routing Number

M04.14 R123

Property Class 444

Full Service Bank

Year: 2025

2025

## Assessment Year

2025

2024

2023

2022

2021

## Location Information

WIP

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

4C

Location Address (1)

124 S MAIN

BLUFFTON, In 46714



## 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
County	03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP		Notice Required	<input type="checkbox"/>				
District 004 (Local 004)	\$12,100	Land	\$12,100	\$12,100	\$12,100	\$11,800	\$11,800
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
School Corp 8445	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
M.S.D. BLUFFTON-HARRISON	\$12,100	Land Non Res (3)	\$12,100	\$12,100	\$12,100	\$11,800	\$11,800
Neighborhood 203543-004	\$564,000	Improvement	\$564,000	\$539,900	\$539,900	\$538,200	\$549,200
BLUFFTON COMMERCIAL DOWN	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$564,000	Imp Non Res (3)	\$564,000	\$539,900	\$539,900	\$538,200	\$549,200
Section/Plat	\$576,100	Total	\$576,100	\$552,000	\$552,000	\$550,000	\$561,000
4C	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
Location Address (1)	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
124 S MAIN	\$576,100	Total Non Res (3)	\$576,100	\$552,000	\$552,000	\$550,000	\$561,000

## Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 53' X 145', CI 53' X 145')

Zoning	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
Subdivision	Fci	F		62	62x140	0.97	\$200.81	\$195	\$12,090	0%	1.0000	0.00	0.00	100.00	\$12,090

Lot

Market Model

C &amp; I MARKET 1.50

## 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

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

## Land Computations

Calculated Acreage	0.20
Actual Frontage	62
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$12,100
<b>Total Value</b>	<b>\$12,100</b>

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## 1 ST SOURCE BANK

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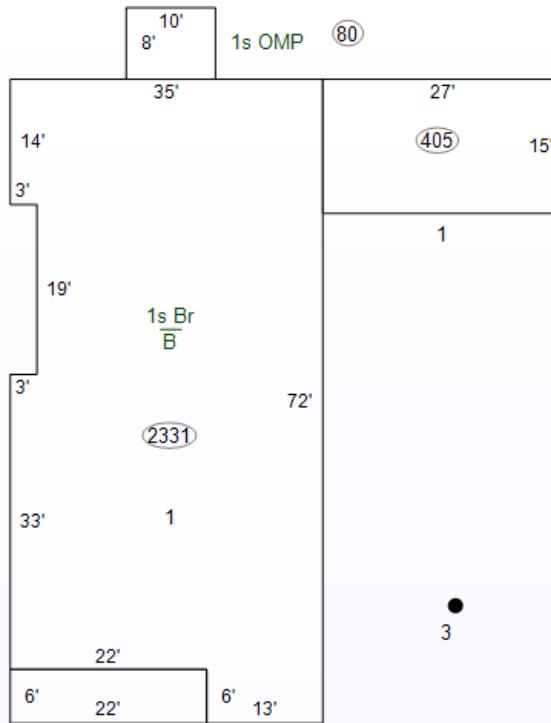
General Information							
Occupancy	C/I Building	Pre. Use	Bank				
Description	C/I Building	Pre. Framing	Wood Joist				
Story Height	1	Pre. Finish	Finished Divided				
Type	N/A	# of Units	0				
	SB	B	1	U			
Wall Type		B: 2(220')		1: 2(220')			
Heating		2331 sqft	2331 sqft				
A/C		2331 sqft	2331 sqft				
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	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	
Half Bath	0	0	2	<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	4	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	6	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Porch, Open Masonry	80	\$5,700
Porch, Open Masonry	132	\$8,000

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 405sqft	\$11,360	2 x Ref Wat Cooler	\$2600
BF, MV/D 56sqft	\$30,690		
BF, DWU TW x1	\$12,100		
BF, ND x1	\$14,800		
BF, RS/D 120sqft	\$12,490		

## 124 S MAIN

## 444, Full Service Bank



## BLUFFTON COMMERCIAL

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## Floor/Use Computations

Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	UTLSTOR	BANK
Use Area	1926 sqft	405 sqft	2331 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	82.6%	17.4%	100.0%
Eff Perimeter	220'	220'	220'
PAR	9	9	9
# of Units / AC	0	0	0
Avg Unit sz dpth	0	0	-1
Floor	B	B	1
Wall Height	10'	10'	12'
<b>Base Rate</b>	<b>\$60.14</b>	<b>\$60.14</b>	<b>\$182.96</b>
Frame Adj	(\$12.95)	(\$12.95)	(\$12.83)
Wall Height Adj	\$3.78	\$3.21	(\$9.10)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
<b>Adj Base Rate</b>	<b>\$50.97</b>	<b>\$50.40</b>	<b>\$161.03</b>
BPA Factor	1.00	1.00	1.00
<b>Sub Total (rate)</b>	<b>\$50.97</b>	<b>\$50.40</b>	<b>\$161.03</b>
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$4.23	\$4.23	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
<b>Building Computations</b>			
Sub-Total (all floors)	\$503,801	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	<b>Sub-Total (building)</b>	<b>\$614,341</b>
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$2,600	Location Multiplier	0.96
Special Features	\$81,440	Repl. Cost New	\$648,744
Exterior Features	\$13,700		
		<b>Total (Use)</b>	<b>\$106,315</b>
			<b>\$22,125</b>
			<b>\$375,361</b>

## 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	Brick	C+2	1972	2000	25 A	0.96			4,662 sqft	\$648,744	43%	\$369,780	0%	100%	1.000	1.500	0.00	0.00	100.00	\$554,700
2: ATM Enclosure	1		C	1990	1990	35 A	0.96			24sqft	\$18,202	80%	\$3,640	0%	100%	1.000	1.500	0.00	0.00	100.00	\$5,500
3: Paving	1	Asphalt	C	1972	1972	53 A	\$2.81	0.96	\$2.70	4,700 sqft	\$12,679	80%	\$2,540	0%	100%	1.000	1.500	0.00	0.00	100.00	\$3,800

Total all pages

\$564,000

Total this page

\$564,000