

90-08-04-539-402.000-004

General Information

Parcel Number
90-08-04-539-402.000-004

Local Parcel Number
0100969008

Tax ID:

Routing Number
M04.14 R02

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
4C

Location Address (1)
211 W WATER
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
N/A

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

WELLS COUNTY REVITALIZATI

Ownership

WELLS COUNTY REVITALIZATION IN
211 W WATER
BLUFFTON, IN 46714

Legal

PARKING LOT, WATER ST W OF MAIN ST
ORIGINAL PLAT LOT 245, 246, 247, & W 32' OF
248



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
03/03/2025	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"/>
\$25,500	Land	\$25,500	\$25,500	\$25,500	\$25,200	\$25,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$25,500	Land Non Res (3)	\$25,500	\$25,500	\$25,500	\$25,200	\$25,200
\$1,230,500	Improvement	\$1,230,500	\$981,200	\$981,800	\$1,003,400	\$974,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,230,500	Imp Non Res (3)	\$1,230,500	\$981,200	\$981,800	\$1,003,400	\$974,300
\$1,256,000	Total	\$1,256,000	\$1,006,700	\$1,007,300	\$1,028,600	\$999,500
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,256,000	Total Non Res (3)	\$1,256,000	\$1,006,700	\$1,007,300	\$1,028,600	\$999,500

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		327	327x140	0.97	\$80.58	\$78	\$25,506	0%	1.0000	0.00	0.00	100.00	\$25,510

211 W WATER

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/04/2003	WELLS COUNTY REV	128979	QC	140/700		I
01/01/1900	CITY OF BLUFFTON		WD	/		I

Exempt

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\$25,500	Land Non Res (3)	\$25,500	\$25,500	\$25,500	\$25,200	\$25,200
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680, Exempt, Charitable Organization

BLUFFTON COMMERCIAL

Notes

Land Computations

Calculated Acreage	1.05
Actual Frontage	327
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.05
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	1.05
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	\$25,500
Total Value	\$25,500

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

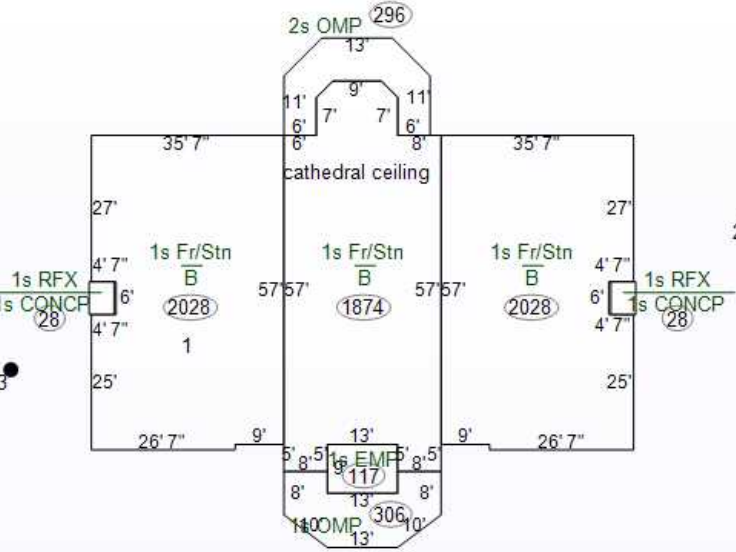
SB	B	1	U
Wall Type	B: 2(373') 1: 2(373')		
Heating	5930 sqft	5930 sqft	
A/C	5138 sqft	5930 sqft	
Sprinkler	5930 sqft	5930 sqft	

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		

GCK Adjustments			
Kitchen Sinks	0	0	
Water Heaters	0	0	
Add Fixtures	0	0	24 24
Total	0	0	24 24

Exterior Features		
Description	Area	Value
Porch, Enclosed Masonry	117	\$11,600
Porch, Open Masonry	306	\$14,900
Porch, Open Masonry	296	\$14,900
Porch, Open Masonry	296	\$9,400
Patio, Concrete	28	\$200
Canopy, Roof Extension	28	\$800
Patio, Concrete	28	\$200
Canopy, Roof Extension	28	\$800

Special Features		Other Plumbing	
Description	Value	Description	Value
		1 x Ref Wat Cooler	\$1300



Floor/Use Computations			
Pricing Key	GCR	GCR	GCR
Use	GENOFF	UTLSTOR	GENOFF
Use Area	5138 sqft	792 sqft	5930 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	86.6%	13.4%	100.0%
Eff Perimeter	373'	373'	373'
PAR	6	6	6
# of Units / AC	0 / N	0 / N	0 / N

Avg Unit sz dpth			
Floor	B	B	1
Wall Height	14'	14'	11'
Base Rate	\$86.59	\$32.67	\$123.47
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$86.59	\$32.67	\$123.47
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$86.59	\$32.67	\$123.47
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	(\$2.12)
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$5.29	\$3.67	\$5.29
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	\$91.88	\$36.34	\$126.64
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$472,079	\$28,781	\$750,954

Building Computations		
Sub-Total (all floors)	\$1,251,814	
Racquetball/Squash	\$0	
Theater Balcony	\$0	
Plumbing	\$38,400	
Other Plumbing	\$1,300	
Special Features	\$0	
Exterior Features	\$52,800	
Garages	\$0	
Fireplaces	\$0	
Sub-Total (building)	\$1,344,314	
Quality (Grade)	\$1	
Location Multiplier	0.96	
Repl. Cost New	\$1,677,704	

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	5/6 Maso	B+1	2003	2003	22 A		0.96		11,860 sqft	\$1,677,704	29%	\$1,191,170	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,191,200
2: BRP	1		C	2003	2003	22 A		0.96		2400 sqft	\$37,152	22%	\$28,980	0%	100%	1.000	1.000	0.00	0.00	100.00	\$29,000
3: Fencing	1	Plank	C	2003	2003	22 A	\$16.70	0.96	\$16.03	64' x 6'	\$1,026	80%	\$210	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200
4: Paving	1	Asphalt	C	2003	2003	22 A	\$2.81	0.96	\$2.70	18,800 sqft	\$50,715	80%	\$10,140	0%	100%	1.000	1.000	0.00	0.00	100.00	\$10,100