

90-08-04-505-202.000-004

General Information

Parcel Number
90-08-04-505-202.000-004

Local Parcel Number
0100967007

Tax ID:

Routing Number
M04.01 R75

Property Class 442
Medical Clinic or Offices

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)
1115 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

BLUFFTON HEALTH SYSTEM LL

Ownership

Bluffton Health System Llc
C/O EASLEY MCCAULEB & ASSOC
PO Box 8040
Fort Wayne, IN 46898-8040

Legal

TOWNLEY S LOTS: 208-209 S/2 207 (4-P)



1115 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/15/2002	Bluffton Health System	122390	WD	139/857		I
07/03/2000	BLUFFTON HEALTH		WD	137/295		I
03/01/1989	WELLS COMMUNITY	0	WD	/		I
01/01/1900	TO WELLS COMM HO		WD	/		I

442, Medical Clinic or Offices

Commercial

Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2024	2023	2022
WIP	Reason For Change	AA	Reval/134	AA	AA	AA
02/19/2025	As Of Date	04/13/2025	09/16/2024	03/30/2024	03/14/2023	04/07/2022
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$53,900	Land	\$53,900	\$53,900	\$53,900	\$37,100	\$16,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$53,900	Land Non Res (3)	\$53,900	\$53,900	\$53,900	\$37,100	\$16,400
\$393,600	Improvement	\$393,600	\$369,700	\$712,900	\$313,300	\$320,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$393,600	Imp Non Res (3)	\$393,600	\$369,700	\$712,900	\$313,300	\$320,000
\$447,500	Total	\$447,500	\$423,600	\$766,800	\$350,400	\$336,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$447,500	Total Non Res (3)	\$447,500	\$423,600	\$766,800	\$350,400	\$336,400

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		31	31x170	1.06	\$370	\$392	\$12,152	0%	1.0000	0.00	0.00	100.00	\$12,150
Fci	F		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	0.00	100.00	\$20,890
Fci	F		62	62x170	1.06	\$317.74	\$337	\$20,894	0%	1.0000	0.00	0.00	100.00	\$20,890

BLUFFTON COMMERCIAL/ 1/2

Notes

Land Computations

Calculated Acreage	0.60
Actual Frontage	155
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.61
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	0.61
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	\$53,900
Total Value	\$53,900

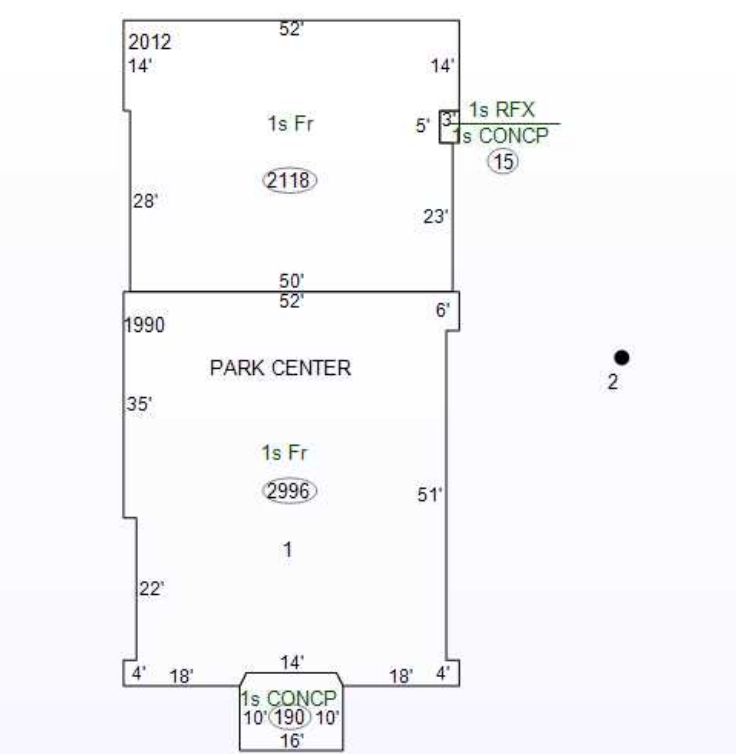
General Information				
Occupancy	C/I Building	Pre. Use	General Office	
Description	C/I Building	Pre. Framing	Wood Joist	
Story Height	1	Pre. Finish	Finished Divided	
Type	N/A	# of Units	0	
	SB	B	1	U

Wall Type	1: 1(328')			
Heating	5114 sqft			
A/C	5114 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	4	8	<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	3	3	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR <input type="checkbox"/> Int Liner
Total	0	0	7	11	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS <input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	190	\$1,500
Patio, Concrete	15	\$200
Canopy, Roof Extension	15	\$800

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



Floor/Use Computations		
Pricing Key	GCR	GCR
Use	GENOFF	GENOFF
Use Area	2996 sqft	2118 sqft
Area Not in Use	0 sqft	0 sqft
Use %	58.6%	41.4%
Eff Perimeter	328'	328'
PAR	6	6
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	10'	9'
Base Rate	\$106.70	\$106.70
Frame Adj	\$0.00	\$0.00
Wall Height Adj	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$106.70	\$106.70
BPA Factor	1.00	1.00
Sub Total (rate)	\$106.70	\$106.70
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
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	\$106.70	\$106.70
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$319,673	\$225,991

Building Computations			
Sub-Total (all floors)	\$545,664	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$567,064
Plumbing	\$17,600	Quality (Grade)	\$1
Other Plumbing	\$1,300	Location Multiplier	0.96
Special Features	\$0	Repl. Cost New	\$598,819
Exterior Features	\$2,500		

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	Wood Fr	C+2	1990	2010	15 A		0.96		5,114 sqft	\$598,819	19%	\$485,040	0%	100%	1.000	0.800	0.00	0.00	100.00	\$388,000
2: Paving	1	Asphalt	C	1990	1990	35 A	\$2.81	0.96	\$2.70	13,000 sqft	\$35,069	80%	\$7,010	0%	100%	1.000	0.800	0.00	0.00	100.00	\$5,600