

90-08-04-100-017.000-004

General Information

Parcel Number
90-08-04-100-017.000-004

Local Parcel Number
0100856400

Tax ID:

Routing Number
M04.14 R20

Property Class 640
Exempt, Municipality

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
004.030

Location Address (1)
224 N SCOTT
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Water

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2023

CITY OF BLUFFTON

Ownership

CITY OF BLUFFTON
128 E MARKET
BLUFFTON, IN 46714

Legal

OUTLOT PT 24 (4-C) MID 180.93' N OF S 292'
0.67A



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
02/16/2025	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"/>
\$25,900	Land	\$25,900	\$25,900	\$11,000	\$11,000	\$18,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$25,900	Land Non Res (3)	\$25,900	\$25,900	\$11,000	\$11,000	\$18,400
\$57,100	Improvement	\$57,100	\$43,700	\$43,700	\$44,700	\$40,200
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$57,100	Imp Non Res (3)	\$57,100	\$43,700	\$43,700	\$44,700	\$40,200
\$83,000	Total	\$83,000	\$69,600	\$54,700	\$55,700	\$58,600
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$83,000	Total Non Res (3)	\$83,000	\$69,600	\$54,700	\$55,700	\$58,600

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
11	A		0	0.6700	1.37	<u>\$28.200</u>	\$38,634	\$25,885	0%	1.0000	0.00	0.00	100.00	\$25,880

224 N SCOTT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2009	CITY OF BLUFFTON	165729	WD	148/18	\$140,000	I
01/21/2009	MARKLEBANK	165166	QC	147/913	\$186,099	I
11/07/2007	RLS RENTALS, LLC	158899	WD	146/567		I
11/07/2007	KING, RICKY A	158897	WD	146/566		I
03/24/1995	KING, RICKY A/DEBO	0	WD	130/471		I
05/09/1991	NIBLICK, DWIGHT E/	0	WD	MISC56/529		I

Exempt

640, Exempt, Municipality

BLUFFTON COMMERCIAL/ 1/2

Notes

Land Computations

Calculated Acreage	0.67
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.67
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	0.67
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	\$25,900
Total Value	\$25,900

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CITY OF BLUFFTON

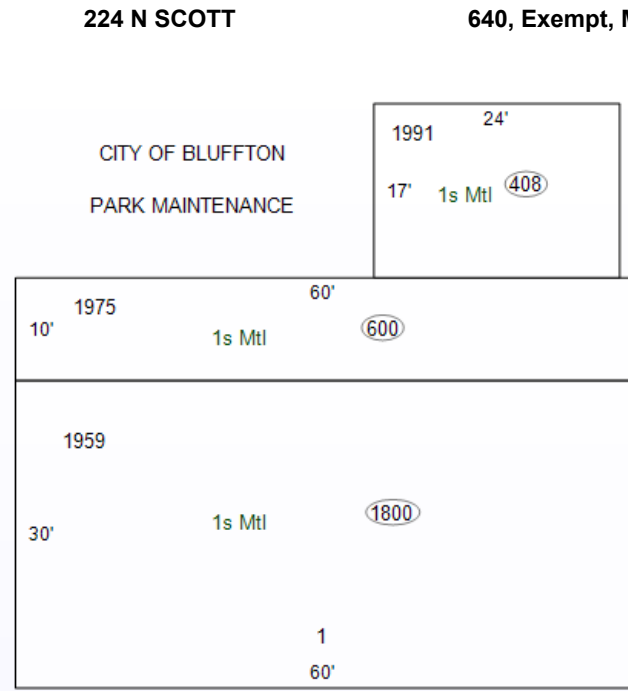
General Information			
Occupancy	C/I Building	Pre. Use	Commercial Garage
Description	C/I Building	Pre. Framing	Fire Resistant
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type			1: 1(78'),3(156')	
Heating			2808 sqft	
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	2	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR
Total	0	0	3	4	<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
Mezz 280sqft	\$3,500	1 x Drink Fount	\$800



Building Computations		
Sub-Total (all floors)	\$278,801	Garages
Racquetball/Squash	\$0	Fireplaces
Theater Balcony	\$0	Sub-Total (building)
Plumbing	\$6,400	Quality (Grade)
Other Plumbing	\$800	Location Multiplier
Special Features	\$3,500	Repl. Cost New
Exterior Features	\$0	

Floor/Use Computations			
Pricing Key	GCI	GCI	GCI
Use	COMGAR	COMGAR	COMGAR
Use Area	1800 sqft	600 sqft	408 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	64.1%	21.4%	14.5%
Eff Perimeter	234'	234'	234'
PAR	8	8	8
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	16'	7'	10'
Base Rate	\$100.23	\$100.23	\$100.23
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	\$2.39	(\$8.35)	(\$4.77)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$102.62	\$91.88	\$95.46
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$102.62	\$91.88	\$95.46
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
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	\$102.62	\$91.88	\$95.46
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$184,722	\$55,130	\$38,949

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	Metal	C	1968	1968	57 A		0.96		2,808 sqft	\$277,921	80%	\$55,580	0%	100%	1.000	1.000	0.00	0.00	100.00	\$55,600
2: Fencing	1	7 Gauge	C	1968	1968	57 F	\$18.63	0.96	\$19.70	320' x 6'	\$6,304	80%	\$1,260	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,300
3: Paving	1	Concrete	C	1968	1968	57 A	\$3.51	0.96	\$3.37	300 sqft	\$1,011	80%	\$200	0%	100%	1.000	1.000	0.00	0.00	100.00	\$200