

90-08-09-100-024.000-004

General Information

Parcel Number
90-08-09-100-024.000-004

Local Parcel Number
0100733800

Tax ID:

Routing Number
M05.07 R58

Property Class 420
Small Detached Retail of Less Than

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 203343-004
BLUFFTON COM/IND SOUTH

Section/Plat
09

Location Address (1)
1225 S SCOTT
BLUFFTON, In 46714

Zoning

Subdivision

Lot

Market Model
C & I MARKET 1.75

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 2023

Gilgen, Melinda M

Ownership

Gilgen, Melinda M
1225 S Scott St
Bluffton, IN 46714

Legal

1.4840A (130' X 518.5') 1/2 NENE (9-D)



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
03/22/2025	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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$47,500	Land	\$47,500	\$47,500	\$29,500	\$29,500	\$29,500
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$47,500	Land Non Res (3)	\$47,500	\$47,500	\$29,500	\$29,500	\$29,500
\$200,300	Improvement	\$200,300	\$166,100	\$182,900	\$182,900	\$179,500
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$200,300	Imp Non Res (3)	\$200,300	\$166,100	\$182,900	\$182,900	\$179,500
\$247,800	Total	\$247,800	\$213,600	\$212,400	\$212,400	\$209,000
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$247,800	Total Non Res (3)	\$247,800	\$213,600	\$212,400	\$212,400	\$209,000

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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	0.5	1.50	\$41,000	\$61,500	\$30,750	0%	1.0000	0.00	0.00	100.00	\$30,750
13	A		0	0.984	1.00	\$17,000	\$17,000	\$16,728	0%	1.0000	0.00	0.00	100.00	\$16,730

1225 S SCOTT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/23/2017	Gilgen, Melinda M	20171607	WR	/	\$209,000	I
10/10/2017	Gilgen, Melinda M	20171438	WR	/	\$209,000	I
11/10/2014	Moser, Edna L	196469	CS	72/291	\$209,000	I
01/22/2014	Moser, Edna L	192934	WR	153/427	\$132,500	I
11/20/1985	PENCE, JANET E	0	WD	/		I
01/01/1900	TO HEYERLEYS' MKT		WD	/		I

Commercial

420, Small Detached Retail of Less Than

BLUFFTON COM/IND SOUTH

1/2

Notes

Land Computations

Calculated Acreage	1.48
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.48
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	1.48
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	\$47,500
Total Value	\$47,500

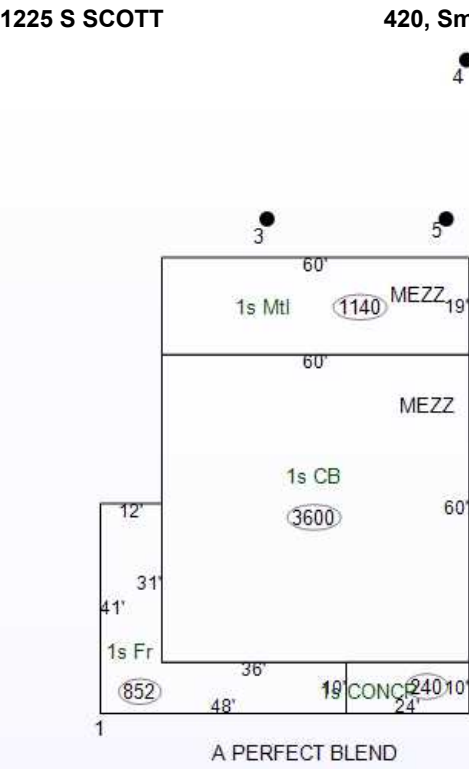
90-08-09-100-024.000-004		Gilgen, Melinda M	
General Information			
Occupancy	C/I Building	Pre. Use	Utility / Storage
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type			1: 1(322')	
Heating			5592 sqft	
A/C			5592 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	1	<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	2	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner	
Total	0	0	3	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl	

Exterior Features		
Description	Area	Value
Patio, Concrete	240	\$1,900

Special Features		Other Plumbing	
Description	Value	Description	Value
Mezz 400sqft	\$5,000		
Mezz 760sqft	\$9,500		



Building Computations			
Sub-Total (all floors)	\$363,327	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$386,127
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$14,500	Repl. Cost New	\$370,682
Exterior Features	\$1,900		

Floor/Use Computations									
Pricing Key	GCM	GCM	GCM	GCM					
Use	GENRET	UTLSTOR	UTLSTOR	UTLSTOR					
Use Area	1800 sqft	1800 sqft	1140 sqft	852 sqft					
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft					
Use %	32.2%	32.2%	20.4%	15.2%					
Eff Perimeter	322'	322'	322'	322'					
PAR	6	6	6	6					
# of Units / AC	0	0	0	0					
Avg Unit sz[dpth	-1	0	0	0					
Floor	1	1	1	1					
Wall Height	14'	14'	12'	10'					
Base Rate	\$108.91	\$64.55	\$64.55	\$64.55					
Frame Adj	(\$12.83)	(\$16.93)	(\$16.93)	(\$16.93)					
Wall Height Adj	\$0.00	\$0.00	(\$1.64)	(\$5.12)					
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00					
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00					
Adj Base Rate	\$96.08	\$47.62	\$45.98	\$42.50					
BPA Factor	1.00	1.00	1.00	1.00					
Sub Total (rate)	\$96.08	\$47.62	\$45.98	\$42.50					
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00					
Partitions	\$0.00	\$0.00	\$0.00	\$0.00					
Heating	\$0.00	\$0.00	\$0.00	\$0.00					
A/C	\$0.00	\$4.23	\$4.23	\$4.23					
Sprinkler	\$0.00	\$0.00	\$0.00	\$0.00					
Lighting	\$0.00	\$0.00	\$0.00	\$0.00					
Unit Finish/SR	\$0.00	\$0.00	\$0.00	\$0.00					
GCK Adj.	\$0.00	\$0.00	\$0.00	\$0.00					
S.F. Price	\$96.08	\$51.85	\$50.21	\$46.73					
Sub-Total									
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00					
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00					
Total (Use)	\$172,944	\$93,330	\$57,239	\$39,814					

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	Concrete	C	1920	2005	20	A		0.96		5,592 sqft	\$370,682	71%	\$107,500	0%	100%	1.000	1.750	0.00	0.00	100.00	\$188,100
2: Paving 1	1	Asphalt	C	1970	1970	55	A	\$2.81	0.96	\$2.70	7,400 sqft	\$19,962	80%	\$3,990	0%	100%	1.000	1.750	0.00	0.00	100.00	\$7,000
3: Paving 2	1	Concrete	C	2017	2017	8	A	\$3.51	0.96	\$3.37	1,200 sqft	\$4,044	42%	\$2,350	0%	100%	1.000	1.750	0.00	0.00	100.00	\$4,100
4: Utility Shed 1	1	SV	D	1975	1975	50	A		0.96		8'x10'		65%		0%	100%	1.000	1.750	0.00	0.00	100.00	\$100
5: Utility Shed 2	1	SV	C	2017	2017	8	A		0.96		10'x20'		25%		0%	100%	1.000	1.750	0.00	0.00	100.00	\$1,000