

90-08-04-539-308.000-004

LG Rentals, LLC

116 N MAIN

456, Parking Lot or Structure

BLUFFTON COMMERCIAL

1/2

General Information

Parcel Number
90-08-04-539-308.000-004
Local Parcel Number
0100888100
Tax ID:
ORIG PT 18 (4-C) S 20'

Ownership

LG Rentals, LLC
118 N Main
Bluffton, IN 46714

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|--------|------|-----------|----------------|-----|
| 12/12/2014 | LG Rentals, LLC | 196885 | QC | 154/443 | \$5,000 | I |
| 12/11/2012 | Kaehr etal, Amy J | 186556 | QC | 152/28 | | I |
| 06/26/2012 | Kaehr, Amy J | 183654 | QC | 151/460 | | I |
| 08/17/1989 | RINGGER, ALVIN L/C | 0 | WD | 124/331 | | I |
| 01/01/1900 | RINGGER, A. | | WD | / | | I |

Notes

Routing Number
M04.14 R32

Property Class 456
Parking Lot or Structure

**Commercial****Year: 2025**

| Location Information | 2025 | Assessment Year | 2025 | 2024 | 2023 | 2022 | 2021 |
|--|------------------|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| | WIP | Reason For Change | AA | AA | AA | AA | AA |
| County Wells | 03/05/2025 | As Of Date | 04/13/2025 | 03/30/2024 | 03/14/2023 | 04/07/2022 | 03/01/2021 |
| Township HARRISON TOWNSHIP | Indiana Cost Mod | Valuation Method | Indiana Cost Mod |
| | 1.0000 | Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| | | Notice Required | <input type="checkbox"/> |
| District 004 (Local 004) BLUFFTON CITY-HARRISON TOW | \$4,400 | Land | \$4,400 | \$4,400 | \$4,400 | \$4,300 | \$4,300 |
| | \$0 | Land Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$4,400 | Land Non Res (3) | \$4,400 | \$4,400 | \$4,400 | \$4,300 | \$4,300 |
| School Corp 8445 M.S.D. BLUFFTON-HARRISON | \$1,300 | Improvement | \$1,300 | \$2,600 | \$2,600 | \$2,600 | \$3,600 |
| | \$0 | Imp Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | \$1,300 | Imp Non Res (3) | \$1,300 | \$2,600 | \$2,600 | \$2,600 | \$3,600 |
| | | Total | \$5,700 | \$7,000 | \$7,000 | \$6,900 | \$7,900 |
| | | Total Res (1) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| | | Total Non Res (3) | \$5,700 | \$7,000 | \$7,000 | \$6,900 | \$7,900 |

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

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.06 |
| Actual Frontage | 20 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.06 |
| 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 | 0.06 |
| 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 | \$4,400 |
| Total Value | \$4,400 |

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 |
|-----------|----------------|---------|------------|--------|--------|-------|-----------|------------|---------|---------------|-------|-------|--------|---------|
| Fci | F | | 20 | 20x140 | 0.97 | \$225 | \$218 | \$4,360 | 0% | 1.0000 | 0.00 | 0.00 | 100.00 | \$4,360 |

Subdivision**Lot****Market Model**

N/A

Characteristics

| Topography | Flood Hazard |
|------------------|--------------------------|
| Level | <input type="checkbox"/> |
| Public Utilities | ERA |
| All | <input type="checkbox"/> |
| Streets or Roads | TIF |
| Paved, Sidewalk | <input type="checkbox"/> |

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2024

Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

90-08-04-539-308.000-004

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116 N MAIN

BLUFFTON COMMERCIAL

2/2

General Information

Paving # TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Floor Finish
 Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet
Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Wall Finish
 Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard
Heat Type**Roofing**
 Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other
Exterior Features

Description Area Value

**Specialty Plumbing**

Description Count Value

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade) 1.00

Location Multiplier 0.96

Replacement Cost \$6,582**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: Paving | 1 | Asphalt | C | 2015 | 2015 | 10 A | \$2.81 | 0.96 | \$2.70 | 2,440 sqft | \$6,582 | 80% | \$1,320 | 0% | 100% | 1.000 | 1.000 | 0.00 | 0.00 | 100.00 | \$1,300 |

Total all pages

\$1,300

Total this page

\$1,300