

90-08-04-539-002.000-004

UNITED STATES OF AMERICA

205 S MAIN

600, Exempt, United States of America

BLUFFTON COMMERCIAL/ 1/2

General Information**Parcel Number**

90-08-04-539-002.000-004

Local Parcel Number

0100116001

Tax ID:**Routing Number**

M04.14 R133

Property Class 600

Exempt, United States of America

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

004.000

Location Address (1)

205 S MAIN

BLUFFTON, IN 46714

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

N/A

Characteristics**Topography** Flood Hazard

Level

Public Utilities ERA

All

Streets or Roads TIF

Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, April 15, 2025

Review Group 2023

Data Source External Only

205 S MAIN

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Transfer of Ownership

BLUFFTON COMMERCIAL/ 1/2

Notes**Ownership**UNITED STATES OF AMERICA
205 S MAIN
BLUFFTON, IN 46714

Date Owner

01/01/1900 UNITED STATES OF

Doc ID Code Book/Page Adj Sale Price V/I

WD / |

Legal

ORIGINAL LOT 101 27 X 140 MAIN ST (4-G)

**Exempt****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
Valuation Method	Indiana Cost Mod						
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input checked="" type="checkbox"/>						
Land	\$10,400	\$10,400	\$10,400	\$6,300	\$2,800	\$2,800	\$2,800
Land Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$10,400	\$10,400	\$6,300	\$2,800	\$2,800	\$2,800	\$2,800
Improvement	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$10,400	\$10,400	\$6,300	\$2,800	\$2,800	\$2,800	\$2,800
Total Res (1)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$10,400	\$10,400	\$6,300	\$2,800	\$2,800	\$2,800	\$2,800

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		30	29x140	0.97	\$370	\$359	\$10,411	0%	1.0000	0.00	0.00	100.00	\$10,410

Land Computations

Calculated Acreage	0.09
Actual Frontage	30
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.09
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	0.09
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	\$10,400
Total Value	\$10,400

Collector 11/01/2023 Nexus

Appraiser

