

General Information

Parcel Number
90-08-04-539-197.000-004

Local Parcel Number
0100798300

Tax ID:

Routing Number
M04.14 R66

Property Class 429
Other Retail Structures

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 203543-004
BLUFFTON COMMERCIAL DOWN

Section/Plat
004.030

Location Address (1)
107 N 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, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Ownership

JONES, BEN OWEN III/MICHELLE L
1315 RIDGE PLACE
BLUFFTON, IN 46714

Legal

35-36-26-12
MID PT W 17.5' S 32.5'
OF N 74.5'



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/09/1998	JONES, BEN OWEN II	0	QC	134/311		I
02/06/1998	QC FOREMAN	0	WD	133/833		I
09/08/1997	WILKIN, RUSSELL, J	0	SW	133/310		I
01/01/1900	HAIRS THE LATEST, I		WD	/		I

Commercial

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
02/19/2025	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"/>
\$7,000	Land	\$7,000	\$7,000	\$7,000	\$6,900	\$6,900
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,000	Land Non Res (3)	\$7,000	\$7,000	\$7,000	\$6,900	\$6,900
\$93,000	Improvement	\$93,000	\$82,800	\$70,400	\$61,600	\$57,400
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$93,000	Imp Non Res (3)	\$93,000	\$82,800	\$70,400	\$61,600	\$57,400
\$100,000	Total	\$100,000	\$89,800	\$77,400	\$68,500	\$64,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$100,000	Total Non Res (3)	\$100,000	\$89,800	\$77,400	\$68,500	\$64,300

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		44	44x70	0.68	\$225	\$153	\$6,732	0%	1.0000	0.00	0.00	100.00	\$6,730
Rci	F		28	28x18x87	0.09	\$100	\$9	\$252	0%	1.0000	0.00	0.00	100.00	\$250

Land Computations

Calculated Acreage	0.08
Actual Frontage	72
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.08
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	0.08
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	\$7,000
Total Value	\$7,000

Notes

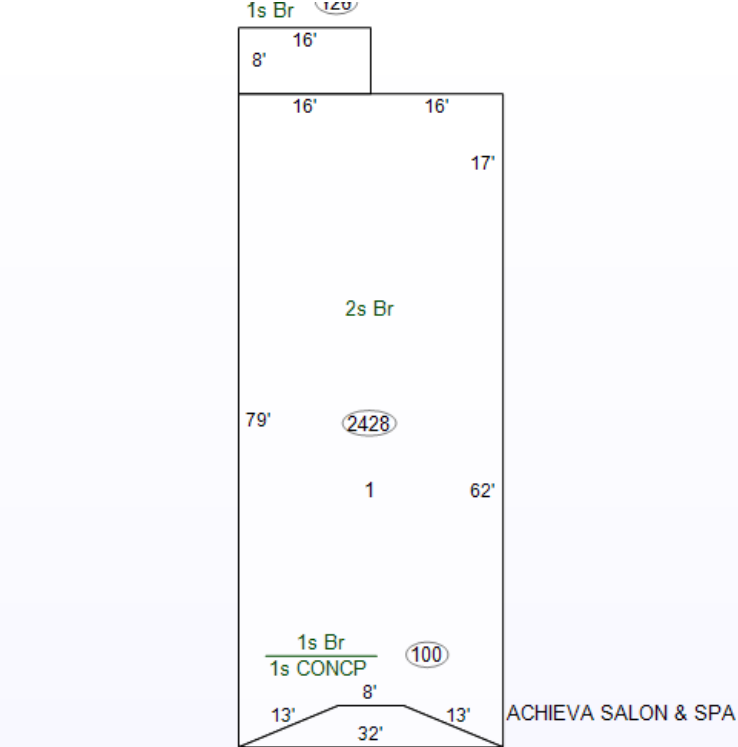
General Information			
Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	2	Pre. Finish	Finished Open
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type		1: 2(158')	U: 2(127')	
Heating			2428 sqft	2528 sqft
A/C			2428 sqft	632 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	2	4	<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	7	7	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	9	11	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value
Patio, Concrete	100	\$800

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, CT 56sqft	\$1,570		
Can, CT 56sqft	\$1,570		



Building Computations			
Sub-Total (all floors)	\$410,767	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$432,307
Plumbing	\$17,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.96
Special Features	\$3,140	Repl. Cost New	\$415,015
Exterior Features	\$800		

Floor/Use Computations				
Pricing Key	GCM	GCM	GCM	GCM
Use	GENRET	UTLSTOR	UTLSTOR	GENOFF
Use Area	2428 sqft	128 sqft	1896 sqft	632 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft	0 sqft
Use %	95.0%	5.0%	75.0%	25.0%
Eff Perimeter	158'	158'	127'	127'
PAR	6	6	5	5
# of Units / AC	0	0	0	0
Avg Unit sz[dpth	0	0	-1	-1
Floor	1	1	2	2
Wall Height	14'	10'	12'	12'
Base Rate	\$122.95	\$78.59	\$52.94	\$113.73
Frame Adj	(\$14.82)	(\$18.42)	(\$12.71)	(\$10.26)
Wall Height Adj	\$0.00	(\$7.60)	\$0.00	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$108.13	\$52.57	\$40.23	\$103.47
BPA Factor	1.00	1.00	1.00	1.00
Sub Total (rate)	\$108.13	\$52.57	\$40.23	\$103.47
Interior Finish	\$0.00	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00	\$0.00
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	\$108.13	\$51.24	\$40.23	\$103.47
Sub-Total				
Unit Cost	\$0.00	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00	\$0.00
Total (Use)	\$262,540	\$6,559	\$76,276	\$65,393

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	2	Brick	C	1900	1990	35	A		0.96		5,084 sqft	\$415,015	72%	\$116,200	0%	100%	1.000	0.800	0.00	0.00	100.00	\$93,000