

90-08-04-539-093.000-004

ACS Commercial Properties, LL

107 E MARKET

429, Other Retail Structures

BLUFFTON COMMERCIAL

1/2

General Information**Parcel Number**

90-08-04-539-093.000-004

Local Parcel Number

0100708400

Tax ID:**Routing Number**

M04.14 R69

Property Class 429

Other Retail Structures

Year: 2025**Ownership**

ACS Commercial Properties, LLC

PO Box 257

Bluffton, IN 46714

LegalORIGINAL PT LOT 35 S 70' OF W 17.5' LOT 36 S
46' OF E 6' (4-C)**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/29/2021	ACS Commercial Prop	20213426	QC	/		I
10/13/2020	Andrew Shively, Inc	20204434	WR	/	\$13,500	I
09/24/2020	Stauffer, Steven	20204140	WR	/	\$13,500	I
06/06/2013	Pinkos, Ronald F	189563	WR	152/613	\$10,000	I
12/29/1995	FOREMAN, JESSE J/	0	WD	131/322		I
01/01/1900	RUSSELL, PATRICK		WD	/		I

Notes**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

04

Location Address (1)

107 E MARKET

BLUFFTON, In 46714

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
County	03/05/2025	As Of Date	04/13/2025	03/30/2024	03/14/2023	04/07/2022	03/01/2021
Wells	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
HARRISON TOWNSHIP		Notice Required	<input type="checkbox"/>				
District 004 (Local 004)	\$2,600	Land	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
BLUFFTON CITY-HARRISON TOW	\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$2,600	Land Non Res (3)	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
School Corp 8445	\$136,000	Improvement	\$136,000	\$124,300	\$102,300	\$96,700	\$4,100
M.S.D. BLUFFTON-HARRISON	\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$136,000	Imp Non Res (3)	\$136,000	\$124,300	\$102,300	\$96,700	\$4,100
Neighborhood 203543-004	\$136,000	Total	\$138,600	\$126,900	\$104,900	\$99,300	\$6,700
BLUFFTON COMMERCIAL DOWN	\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	\$138,600	Total Non Res (3)	\$138,600	\$126,900	\$104,900	\$99,300	\$6,700

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
Zoning	Fci	F	17	17x70	0.68	\$225	\$153	\$2,601	0%	1.0000	0.00	0.00	100.00	\$2,600

Land Computations

Calculated Acreage	0.03
Actual Frontage	17
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.03
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	0.03
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	\$2,600
Total Value	\$2,600

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

C & I MARKET 0.70

Characteristics**Topography Flood Hazard**Level **Public Utilities ERA**All **Streets or Roads TIF**Paved, Sidewalk **Neighborhood Life Cycle Stage**

Other

Printed Tuesday, April 15, 2024

Review Group 2024

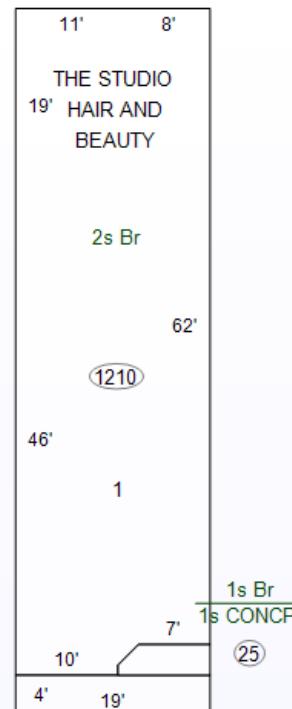
Data Source External Only

Collector 09/11/2024

Nexus

Appraiser

General Information									
Occupancy	C/I Building	Pre. Use	General Retail						
Description	C/I Building	Pre. Framing	Wood Joist						
Story Height	2	Pre. Finish	Unfinished						
Type	N/A	# of Units	0						
SB	B	1	U						
Wall Type		1: 2(108')		U: 2(109')					
Heating				1210 sqft					
A/C				1210 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	0	0	<input type="checkbox"/> Other				
Kitchen Sinks	0	0	0		GCK Adjustments				
Water Heaters	0	0	0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio		
Add Fixtures	0	0	5	5	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner		
Total	0	0	5	5	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl		
Exterior Features									
Description			Area		Value				
Patio, Concrete			25		\$200				



Floor/Use Computations		
Pricing Key	GCM	GCM
Use	GENRET	UTLSTOR
Use Area	1210 sqft	1235 sqft
Area Not in Use	0 sqft	0 sqft
Use %	100.0%	100.0%
Eff Perimeter	108'	109'
PAR	9	9
# of Units / AC	0	0
Avg Unit sz dpth	0	0
Floor	1	2
Wall Height	12'	12'
Base Rate	\$162.65	\$84.24
Frame Adj	(\$14.82)	(\$12.71)
Wall Height Adj	(\$7.56)	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$140.27	\$71.53
BPA Factor	1.00	1.00
Sub Total (rate)	\$140.27	\$71.53
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	(\$1.33)
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Sub-Total		
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
Sub-Total (building)	\$266,274	\$70.20
S.F. Price	\$140.27	\$70.20
Quality (Grade)	\$1	Sub-Total
Location Multiplier	0.96	Unit Cost
Special Features	\$1,650	Repl. Cost New
Exterior Features	\$200	\$255,623
		Total (Use)
		\$169,727
		\$86,697

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	2010	15 A		0.96		2,445 sqft	\$255,623	24%	\$194,270	0%	100%	1.000	0.700	0.00	0.00	100.00	\$136,000