

90-08-04-539-404.000-004

General Information

Parcel Number
90-08-04-539-404.000-004

Local Parcel Number
0100969010

Tax ID:

Routing Number
M04.14 R03

Property Class 640
Exempt, Municipality

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
04

Location Address (1)
WATER
BLUFFTON, IN 46714

Zoning

Subdivision

Lot

Market Model
N/A

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 2024

City Of Bluffton

Ownership

City Of Bluffton
128 E Market
Bluffton, IN 46714

Legal

ORIGINAL LOT 248 90 X 140 218 N MAIN ST (4-C)



WATER

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/03/1985	City Of Bluffton	0	WD	/		I
01/01/1900	WARRANTY DEED		WD	/		I

640, Exempt, Municipality

BLUFFTON COMMERCIAL 1/2

Notes

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
03/05/2025	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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$14,500	Land	\$14,500	\$14,500	\$14,500	\$14,300	\$14,300
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$14,500	Land Non Res (3)	\$14,500	\$14,500	\$14,500	\$14,300	\$14,300
\$2,300	Improvement	\$2,300	\$2,200	\$2,200	\$2,200	\$2,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,300	Imp Non Res (3)	\$2,300	\$2,200	\$2,200	\$2,200	\$2,100
\$16,800	Total	\$16,800	\$16,700	\$16,700	\$16,500	\$16,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$16,800	Total Non Res (3)	\$16,800	\$16,700	\$16,700	\$16,500	\$16,400

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		105	105x133	0.95	\$145.24	\$138	\$14,490	0%	1.0000	0.00	0.00	100.00	\$14,490

Land Computations

Calculated Acreage	0.32
Actual Frontage	105
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.32
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	0.32
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	\$14,500
Total Value	\$14,500

General Information

Occupancy

Description

Story Height

Style

Finished Area

Make

Paving

Paving

0

N/A

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder						
Floor	Constr	Base	Finish	Value	Totals	
1						
2						
3						
4						
1/4						
1/2						
3/4						
Attic						
Bsmt						
Crawl						
Slab						
		Total Base				
Adjustments		Row Type Adj.				
Unfin Int (-)						
Ex Liv Units (+)						
Rec Room (+)						
Loft (+)						
Fireplace (+)						
No Heating (-)						
A/C (+)						
No Elec (-)						
Plumbing (+ / -)						
Spec Plumb (+)						
Elevator (+)						
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						\$11,330

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	2003	2003	22	A	\$2.81	0.96	\$2.70	4,200 sqft	\$11,330	80%	\$2,270	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,300