

90-08-04-539-414.000-004

General Information

Parcel Number
90-08-04-539-414.000-004

Local Parcel Number
0101160000

Tax ID:

Routing Number
M04.14 R132

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 203543-004
BLUFFTON COMMERCIAL DOWN

Section/Plat
004.070

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 2024

UNITED STATES OF AMERICA

Ownership

UNITED STATES OF AMERICA
205 S MAIN ST
BLUFFTON, IN 46714

Legal

ORIGINAL LOT 102 (POST OFFICE) (4-G) 70 X 140



205 S MAIN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	UNITED STATES OF		WD	/		I

600, Exempt, United States of America

BLUFFTON COMMERCIAL

Notes

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
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"/>
\$12,900	Land	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$12,900	Land Non Res (3)	\$12,900	\$12,900	\$12,900	\$12,600	\$12,600
\$233,400	Improvement	\$233,400	\$169,600	\$169,600	\$202,600	\$187,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$233,400	Imp Non Res (3)	\$233,400	\$169,600	\$169,600	\$202,600	\$187,300
\$246,300	Total	\$246,300	\$182,500	\$182,500	\$215,200	\$199,900
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$246,300	Total Non Res (3)	\$246,300	\$182,500	\$182,500	\$215,200	\$199,900

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		70	70x140	0.97	\$189.29	\$184	\$12,880	0%	1.0000	0.00	0.00	100.00	\$12,880

Land Computations

Calculated Acreage	0.22
Actual Frontage	70
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.23
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	0.23
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	\$12,900
Total Value	\$12,900

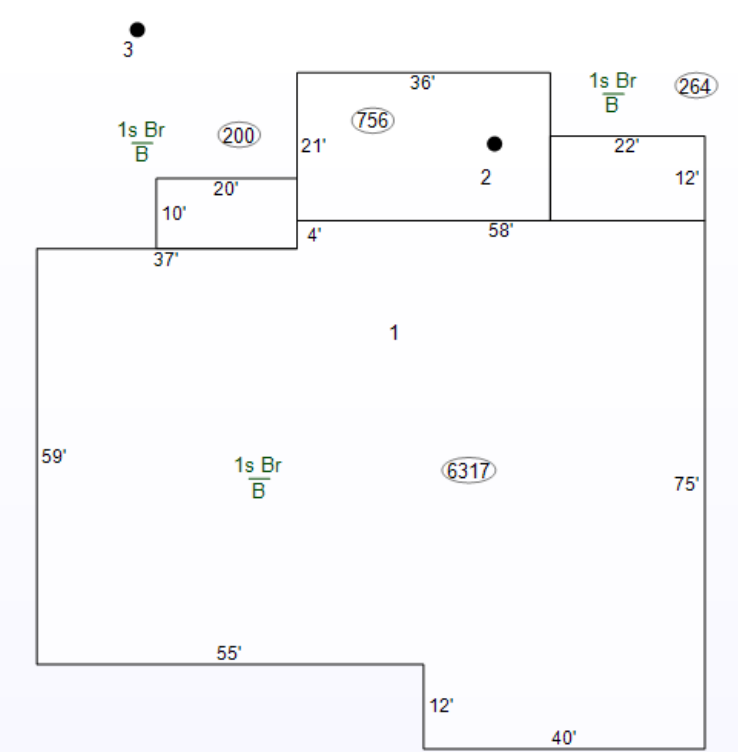
General Information			
Occupancy	C/I Building	Pre. Use	General Office
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type		B: 2(333')		1: 2(341')
Heating			6781 sqft	
A/C			6781 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		GCK Adjustments		
Water Heaters	0		0		<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
Add Fixtures	0	0	8	8	<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
Total	0	0	8	8	<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
Can, IT 756sqft	\$5,410	1 x Drink Fount	\$800



Building Computations			
Sub-Total (all floors)	\$1,018,379	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,037,389
Plumbing	\$12,800	Quality (Grade)	\$1
Other Plumbing	\$800	Location Multiplier	0.96
Special Features	\$5,410	Repl. Cost New	\$995,893
Exterior Features	\$0		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	UTLSTOR	GENOFF	GENOFF
Use Area	6781 sqft	6317 sqft	464 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	93.2%	6.8%
Eff Perimeter	333'	341'	341'
PAR	5	5	5
# of Units / AC	0	0	0
Avg Unit sz dpth	0	-1	0
Floor	B	1	1
Wall Height	10'	15'	12'
Base Rate	\$40.91	\$125.07	\$125.07
Frame Adj	(\$12.95)	(\$8.72)	(\$8.72)
Wall Height Adj	\$1.50	\$6.12	\$0.00
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$29.46	\$122.47	\$116.35
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$29.46	\$122.47	\$116.35
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	(\$1.33)	\$0.00	\$0.00
A/C	\$0.00	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$28.13	\$122.47	\$116.35
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$190,750	\$773,643	\$53,986

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	1	Brick	C	1925	1980	45 A		0.96		13,562 sqft	\$995,893	77%	\$229,060	0%	100%	1.000	1.000	0.00	0.00	100.00	\$229,100
2: Docking Facilities - Loadin	1		C	1925	1925	100 A		0.96		540sqft	\$8,064	80%	\$1,610	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,600
3: Paving	1	Asphalt	C	1970	1970	55 A	\$2.81	0.96	\$2.70	5,000 sqft	\$13,488	80%	\$2,700	0%	100%	1.000	1.000	0.00	0.00	100.00	\$2,700